

18 DEC -6 PM 2:26



Councilmember Abel Guillén

CITY OF OAKLAND

CITY HALL - ONE FRANK H. OGAWA PLAZA, 2ND FLOOR - OAKLAND - CALIFORNIA 94612

DATE: December 6, 2018
TO: City Council
FROM: Councilmember Abel Guillén and Councilmember Rebecca Kaplan
SUBJECT: Establishing a Public Land Policy for the Public Good

EXECUTIVE SUMMARY

Currently, the City does not have a comprehensive policy to inform both process and priorities for the use of its property. The status quo public land disposition process is not sufficiently transparent, accountable nor inclusive of the many diverse communities and entities that may be impacted by the sale or lease of parcels. The lack of transparency around process has cost the City time, money, and public trust.

The City would benefit from an established policy whereby the public and City Staff have a common framework for how City-owned property will be utilized to achieve the public benefit. We request that Council support this resolution, informed by a deliberative and collaborative process, to provide the long-term baseline policy direction needed for these public assets such that the City prioritizes the use of public land to address the City's most pressing housing, job, and health inequities.

BACKGROUND/LEGISLATIVE HISTORY

In March 2016, the City published the report "Oakland at Home: Recommendations for Implementing *A Roadmap Toward Equity* From the Oakland Housing Cabinet," which included a recommendation that the City create a public land policy that prioritizes the development of affordable housing. In May 2016, the Community and Economic Development Committee received these recommendations and directed Staff to prepare a policy for the disposition of City land. However, at the urging of community organizations, the City delayed action and committed to further community engagement and a more deliberative process to develop a public lands policy.

With this vision, the City Administration, Council offices, and members of the Oakland Citywide Anti-Displacement Network Public Land Policy Committee (CWN), a consortium of community and labor organizations, have hosted community meetings and convened to discuss and analyze components of a public lands policy. The CWN included representatives from Building and Construction Trades Council of Alameda, Communities for a Better Environment, East Bay Alliance for a Sustainable Economy, East Bay Housing Organizations, East 12th Coalition, East Oakland Black Cultural Zone, Public Advocates, and others. As a result of this process, this proposal was developed to establish a foundation for long-



term policy objectives for the City investment of land and reform the current inefficient disposition process.

ANALYSIS AND POLICY ALTERNATIVES

Policy Priorities:

1. Utilizing City-owned land to address housing and shelter inequities.

The Public Lands Policy has been developed as a response to the current urgency to utilize these City assets to address affordable housing and shelter inequities. Communities of color, particularly African Americans, and low-income families have been disproportionately impacted by housing insecurity and displacement in Oakland in recent years. As outlined in the City's 2016 *Oakland At Home* report, homeownership rates have changed dramatically over the past few decades—the African-American homeownership rate in 1990 was approximately 64 percent and by 2013 had decreased to 35 percent. In order for Oakland to maintain its racial and economic diversity, it must preserve housing affordable for low-income and-working class families and communities of color.

The homeless population in Oakland grew by roughly 26 percent to more than 2,700 since the last biennial count in 2015 and on any given night, approximately 2,000 Oakland residents do not have shelter. Oakland's unsheltered population is truly our neighbors—86 percent reported they were Alameda County residents before living on the streets, 62 percent had lived here for more than 10 years, and about 30 percent said they were experiencing homelessness for the first time, according to the most recent count. Homelessness is a racial equity issue, especially in Oakland—homelessness disproportionately affects African-American residents, who made up 68 percent of the homeless population and only 26 percent of the City's total population. Utilizing City-owned land to address inequitable housing and shelter outcomes is the first priority of this policy.

2. Improving transparency and efficiency.

Currently, the current lack of notification and accessible information on public lands disposition leads to an inefficient process. Increasing transparency through open data and opportunity for community input through notification will prevent the inefficiencies that are incurred with public outcry over the lack of proper notification and information on project proposals, which has historically and continues to cause costly delays.

Other cities have implemented public land use policies that reflect this priority. San Francisco has a public land policy that includes open data on the status and use of city properties. We believe that Oakland can and should implement a transparent process and create similar open data practices as reflected in this proposal.



3. Utilizing City-owned land to address disparities in employment outcomes.

According to the City's 2017 Economic Development Strategy report, Oakland's overall unemployment rate has fallen from a high of 16 percent in 2009 to under six percent by the end of 2015. However, inequitable outcomes in employment persisted—the unemployment rate remained higher for Black Oaklanders at nine percent, Latinos at seven percent and Asians at eight percent. In 2018, City Council adopted the Economic Development Strategy for 2018-2020 wherein the City has committed to support more than 1,000 businesses each year, the economy will add 2,800 jobs each year, 12,000 Oakland residents will have access to job training services each year, and the City will support the construction of more than 4,250 new homes, including 1,200 below market rate homes and permanent supportive homes for the homeless, while protecting 5,000 households from displacement.

A public lands policy may support these adopted goals by not only providing Oaklanders with job opportunities on City-owned projects but also an entry point into career pipelines in industries with ongoing projected growth throughout California. The Alameda County Building Trades has the potential to provide the infrastructure for job training and careers for Oaklanders. This policy holds the Trades Council accountable to prioritizing Oaklanders by requiring them to submit a report to the City Administrator containing current race, ethnicity, gender composition, and percentage of Oakland residents, cross-tabulated with member level attainment through the union (apprentice, journeyman, master, etc.) for the membership of each local union affiliated with the Council, and for each such union's affiliated apprenticeship program. If this report is not submitted or is substantially incomplete, then the PLA requirement shall be suspended.

4. City-owned land as an investment when coupled with long-term planning.

Public property is one of the key City investments that can be leveraged in order to achieve its long-term policy goals. Researchers have found that city-owned and other public lands are critical tools for revitalizing communities with histories of divestment. In a time of gentrification, cities can use public land as a resource in addressing high demand for affordable housing and community services that benefit low-income residents that face displacement. However, the Brookings Institution's Center on Urban and Metropolitan Policy's research report *Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices* outlines this important consideration:

"In a hot market and without local scrutiny, public land and buildings quickly can be turned over to the private sector and developed, exacerbating gentrification pressures and increasing the likelihood of rent spikes, displacement and an exodus of lower income residents. With advance planning, however, these assets can also be secured, decoupled from market price pressures, and used to spur development consistent with the neighborhood's vision."

Public lands policies have the potential to address displacement as an issue of employment, economic development, affordable housing and health. Public lands and public investment in neighborhoods can exacerbate gentrification and displacement impacts or work to mitigate the negative impacts of



displacement. It is important to ensure that the City's public land policy and strategy addresses these concerns.

Best Practices from Other Cities

Based on these policy priorities, this proposal utilized the Economic Workforce Development Staff's economic analysis (see Staff supplemental reports) and analysis of best practices from other local entities that have created policies to utilize public land to address inequities:

- **San Francisco, CA.** In 2014, San Francisco established The Public Land for Housing (formerly Public Sites) Program. Then Mayor, Ed Lee, called for activating public land to address the city's housing affordability challenges. The program includes a set of city-supported principles to guide the process for each selected site, a comprehensive menu of public benefits, and a review of underutilized properties to establish a portfolio for project proposals. The program specifies that sites will not simply be sold off to a highest bidder after selection—instead the process includes significant opportunities for public input and any required review before development begins and monitoring and evaluation of progress.
- **Washington D.C.** The Disposition of District Land for Affordable Housing Amendment Act of 2014 requires that all new multifamily residential properties, developed on city-owned surplus land, designates 20 to 30 percent affordable housing units (depending on the proximity to public transportation). It requires that 25 percent of affordable rental units must be made affordable to households at 30 percent AMI, and the rest of the affordable units are available at 50 percent AMI. Half of the sale of affordable units must be accessible to households earning less than 50 percent AMI and the other half allocated to households making 80 percent of AMI.
- **Portland, Oregon.** The Portland Plan requires citywide displacement and gentrification monitoring and project evaluation through their Bureau of Planning and Sustainability. The plan identified early, mid, and late stage gentrification according to risk indicators of vulnerable populations, changing demographics, and housing market appreciation. The Plan ties data collection to the development and enforcement of policies and strategies to help low-income and minority residents stay in their homes and neighborhoods and mitigate the displacement effects of gentrification.

Public Land Policy Proposal Overview

Policy Goal	Overview of Proposed Policy	Comparison to Status Quo
Transparency	<ol style="list-style-type: none">1. Staff will publicly post all unsolicited requests2. Staff will collect the input of the most impacted communities of each project prior to any RFP3. Staff to send letter notification to all tenants within a four block-radius 60 days prior to ENA vote4. Staff will post City property data online5. Annual Staff reports to Committee and full City Council meetings, with an analysis of the site-based and portfolio-wide progress on equity metrics	Currently, the current lack of notification and accessible information on public lands disposition leads to an inefficient process. Increasing transparency through open data and opportunity for community input through notification will prevent the inefficiencies that are incurred with public outcry over the lack of proper notification and information on project proposals, which has historically caused costly delays.



Accountable and Inclusive Process	<ol style="list-style-type: none"> 1. Establish a standing Community Advisory Committee (CAC), representative of experts in and communities most impacted by shelter and housing, job and employment, and health and environment inequities 2. CAC shall reflect the racial, socioeconomic, gender, age, and ability diversity of communities of concern 3. CAC's responsibilities: Provide recommendations to the City Council on property usage and priority project types based on community input, evaluate project proposals utilizing equity indicators, monitor implementation and outcomes of projects. 	Currently, there is no advisory body for public land disposition. Given the complex nature of public land projects, a Community Advisory Committee will provide more opportunities for community input and ensuring an accountable and inclusive process. The CAC's review of community input and progress on the policy goals set forth by the Council will provide additional information needed to evaluate project proposals and their implementation.
Priority to Lease	<ol style="list-style-type: none"> 1. Consistent with Resolution No. 85324 C.M.S., the City must first make good faith efforts to lease City property 2. If lease is not feasible, then the Staff shall submit a written justification to the City Council and CAC with an analysis that explains why the parcel is recommended for sale rather than lease in a Staff report 	The proposal codifies the 2014 resolution to lease rather than sell City property by ordinance and provides additional information to City Council and the CAC in the case that any City property may be recommended for sale rather than lease.
Housing and Shelter Equity	<ol style="list-style-type: none"> 1. For sites suitable for more than 300 housing units, at least 25% of the units must be affordable to extremely low-, very low-, and low-income households; For sites suitable for less than 300 housing units, staff shall give first right of refusal to 100 percent affordable housing development proposals; priority to lowest AMI levels 2. Compliance with the Surplus Land Act 3. Each parcel must be examined for use for temporary shelter and permanent affordable housing & zoning and parking requirement changes, and voucher programs 4. Every 4 years, Staff must develop a strategy report that includes annual housing outcomes 5. Develop, track, & report housing equity indicators 6. 100 percent of all property net proceeds to AHTF 7. Affordable housing defined as 80% AMI & below 8. Develop a Fair Chance Housing policy 9. Prohibit discrimination against tenants 	<p>Currently, there is no comprehensive policy direction or goals for Staff to evaluate parcels. Therefore, this lack of clarity on what the priority use is for City property has created inefficient exchanges between Staff and Council. This proposal outlines housing and shelter equity as a priority policy goal and directs Staff to utilize public land to benefit those most impacted by the housing crisis and displacement.</p> <p>Based on preliminary Staff analysis, this policy would yield at minimum 800 below market units, depending on funding levels.</p>
Jobs and Employment Equity	<ol style="list-style-type: none"> 1. Compliance with statewide Ban the Box statute 2. Prioritization of projects that support small and local businesses and contractors 3. All construction projects and businesses on City property shall offer first-priority to targeted and local hire to residents & disadvantaged workers 4. Local employment & contracting requirements apply to all construction on City property 	The proposal provides City direction to promote and measure equitable job outcomes. It requires compliance with the statewide Ban the Box statute and first-priority to targeted and local hire to residents and disadvantaged workers for all construction projects and businesses on City property. It also expands local employment and contracting requirements



Councilmember Abel Guillén

CITY OF OAKLAND

CITY HALL - ONE FRANK H. OGAWA PLAZA, 2ND FLOOR - OAKLAND - CALIFORNIA 94612

	<p>5. PLA based guidelines passed by Alameda County for Measure A1-funded projects</p> <ul style="list-style-type: none"> - Within 6 months, Alameda County Building Trades Council required to submit a public report to the City Administrator containing current race, ethnicity, gender composition, and % Oakland residents - Trades groups that do not provide a public report shall not qualify to participate in PLAs - Staff shall consult the Department of Race and Equity and include stakeholder meetings & CBOs - 18 months after adoption, the City Council shall evaluate the PLA outcomes & amend as necessary - PLA requirements may be waived by Council in cases where prohibited by law or by a condition of funding 	<p>from subsidized projects to all construction projects on City land.</p> <p>Staff has estimated that the PLA policy proposed will impact 3-5 projects. The PLA is aligned with Alameda County's Measure A-1 guidelines, which will apply to many City affordable housing projects. To ensure race, ethnic, gender and Oakland resident representation on the projects built on City land, the Alameda County Building Trades Council will be required to submit a public report on their demographic statistics.</p>
Health and Environment Equity	<p>Apply the relevant Healthy Development Guidelines policies to City property projects, including but not limited to: Environmental Health, Economic Opportunity, Culture, Community and Safety, Healthy Food, Transportation, Housing, Recreation and Active Design.</p>	<p>The development of the Healthy Development Guidelines was a multi-year, collaborative and community-based process. Staff has already implemented components of the guidelines and Council expects to adopt additional recommendations to be applied to public lands.</p>

Conclusion

City-owned land is an asset that should be invested in a manner that reflects the City's values and priorities. We request that the City Council direct the City Administrator to finalize this resolution and the corresponding ordinance to bring back to the Council for final adoption. Thank you for your consideration.

Thank you,

Abel Guillén, City Councilmember, District 2

Rebecca Kaplan, City Councilmember, At-Large

MISSING EXECUTED LEGISLATION FORM

Resolution / Ordinance Number:

87483

City Council Meeting Date

DEC 14 2018

Agenda Item No.

S14

Recorded Vote

5 Ayes, 2 No - Grullen, Kaplan,
1 Excused - Brooks

Status of Resolution/Ordinance:

☐

Filed without signature

☐

No signed version will be filed

☒

Council amended legislation

☐

No signed version will be filed

Author Contact Information:

Department

Contact Office

Contact Person/Ext.

Paula Tiney

Notes (if any)

18 DEC -6 PM 2:25 OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

INTRODUCED BY PRESIDENT PRO TEM GUILLÉN AND COUNCILMEMBER
KAPLAN

**RESOLUTION SETTING FORTH OAKLAND'S PUBLIC LANDS POLICY
FRAMEWORK AND DIRECTING STAFF TO RETURN TO COUNCIL WITH AN
ORDINANCE TO CODIFY THESE POLICIES**

WHEREAS, the City Council recognizes that the City of Oakland resides on Ohlone land that was stewarded by Ohlone villages for thousands of years before it was colonized by the Spanish in the 1700s and later incorporated in 1852; and

WHEREAS, the City has many diverse and vibrant communities with differing needs and interests; and

WHEREAS, the City owns a variety of parcels zoned for a variety of land uses; even after setting aside parks, open space, and parcels with active uses or commitments, there are approximately 25 City-owned properties currently available for development; and

WHEREAS, public land is an asset of the people of the City and should be utilized for public good; and

WHEREAS, the City Council finds and determines that the policies, procedures, and requirements set forth below will advance a range of important public policy goals in cases where City-owned property is sold or leased for development; and

WHEREAS, the City seeks to create a public lands disposition process that is sufficiently transparent, accountable and inclusive of the many diverse communities and entities that may be impacted by the sale or long term lease of the City's parcels; and

WHEREAS, the City is facing a national housing and homelessness crisis; Nationwide, 22 states also saw an increase in homelessness last year; the homeless population in the City grew by roughly 26 percent to more than 2,700 since the last biennial count in 2015; and on any given night, approximately 2,000 Oakland residents do not have shelter; and

WHEREAS, the City's unsheltered residents are truly everyone's neighbors – in the last biennial count, 86 percent of this population reported they were Alameda County residents before living on the streets, 62 percent had lived in the County for

more than 10 years, and about 30 percent said they were experiencing homelessness for the first time; and

WHEREAS, homelessness is a racial equity issue, as it disproportionately affects African-American residents, especially in the City, where African-Americans made up 68 percent of the homeless population in 2017;

WHEREAS, according to the City's 2017 Economic Development Strategy report, the City's overall unemployment rate has fallen from a high of 16 percent in 2009 to under 6 percent by the end of 2015; however, inequitable outcomes in employment persisted—the unemployment rate remained higher for Black Oaklanders at 9 percent, Latinos at 7 percent and Asians at 8 percent; and

WHEREAS, in 2018, City Council adopted the Economic Development Strategy for 2018-2020, wherein the City has committed to support more than 1,000 businesses each year, bolster the economy to add 2,800 jobs each year, allow 12,000 Oakland residents to have access to job training services each year, and support the construction of more than 4,250 new homes, including 1,200 below market rate homes and permanent supportive homes for the homeless, while protecting 5,000 households from displacement; and

WHEREAS, Section 1001 of the City Charter authorizes the City Council to establish by ordinance uniform procedures for the sale, lease, or other disposition of City property; and

WHEREAS, in December of 2014, the City Council adopted Resolution No. 85324 C.M.S., Establishing a General Policy to Lease, Rather Than Sell, City Property, so as to allow the City to realize the benefits of increases in property value and to control the future use of the property after the expiration of the lease as well as provide the City greater ability to enforce City laws and policies; and

WHEREAS, in March 2016, the City published the report "Oakland at Home: Recommendations for Implementing *A Roadmap Toward Equity* From the Oakland Housing Cabinet," which, along with the Mayor's Housing Action Plan, included specific recommendations from a working group tasked with identifying policies and actions to give priority consideration to the development of affordable housing on City land, as well as depositing some portion of proceeds from the sale of City lands into the Affordable Housing Trust Fund ("AHTF"); and

WHEREAS, on May 31, 2016, the CED Committee received the working group recommendations and directed staff to prepare an ordinance to amend the Oakland Municipal Code sections regarding disposition of City lands so as to include a process for soliciting proposals for affordable housing development, a provision that all residential projects include at least 15 percent of units as affordable, and a requirement that 30 percent of net sale proceeds be directed to the AHTF; but, at the urging of community organizations, the City Council delayed action on the proposed ordinance and committed to further community engagement and a more deliberative process to consider potential amendments to the public lands policy; and

WHEREAS, in light of the housing crisis and an increasing desire to activate sites, it is an opportune time to establish policies that will ensure the City's lands are put to good use, and that the parameters for their use are predictable for all stakeholders; and

WHEREAS, with such a vision, the City Administration and City Council offices have hosted community meetings and met regularly with members of the Oakland Citywide Anti-Displacement Network Public Land Policy Committee ("CWN"), a consortium of community and labor organizations, in a deliberative process to discuss a range of perspectives and consider potential components of a public lands policy; this group included representatives from Building and Construction Trades Council of Alameda, Communities for a Better Environment (CBE), East Bay Alliance for a Sustainable Economy (EBASE), East Bay Housing Organizations (EBHO), East 12th Coalition, East Oakland Black Cultural Zone, and Public Advocates; and

WHEREAS, the City Council finds and determines that it is in the best interest of the City of Oakland to adopt a public land policy to provide the long-term baseline framework and policy direction needed for these public assets, as set forth below; and now therefore, be it

RESOLVED: That the City of Oakland does hereby establish a public lands policy applying to all City-owned parcels greater than 5,000 square feet, including lands owned by the Successor Agency or received from the State or federal government, that are offered for sale or long term lease, as set forth herein; and be it

FURTHER RESOLVED: That all City-owned parcels shall follow the Surplus Land Act; and be it

FURTHER RESOLVED: That the City shall establish an accountable and inclusive process for the disposition of City land by establishing a standing Community Advisory Committee (CAC), with 16 members appointed pursuant to the City Charter; the CAC shall reflect the racial, socioeconomic, gender, age, and ability diversity of communities of concern, as shall be defined every four years by staff in a four-year public land strategy report developed by staff; the CAC shall have the responsibilities to make recommendations:

1. To the City Council on property usage and priority project types based on community input, which recommendations shall be considered by the City Council prior to taking any action authorizing a Request for Proposals (RFP), exclusive negotiating agreement (ENA), or disposition of City land;
2. To the City Administrator regarding the evaluation of project proposals against defined equity indicators and other data developed by staff, including the Departments on Race and Equity, Planning and Building Department, and Housing and Community Development;
3. To the City Administrator regarding its monitoring of the implementation and outcomes of projects on City property; and be it

FURTHER RESOLVED: That the City shall further improve transparency of the

availability and process applicable to City lands by taking the following actions:

1. City staff shall publish all unsolicited requests for projects on City property on the City website and City social media platforms within two weeks of receipt of such unsolicited requests;
2. Staff shall collaborate with community stakeholders to engage and collect the input of the most impacted communities of each project prior to any RFP being released; this community input shall be recorded and included in a staff report for all potential projects on City property sent for review and recommendation by the Community Advisory Committee (CAC) and City Council;
3. Staff shall provide letter notification to all tenants within a four-block radius of a City parcel proposed to be disposed, in accordance with the City's public noticing requirements within the City 60 days prior to request for authorization of an Exclusive Negotiating Agreement being considered by the City Council;
4. To the extent consistent with the Sunshine Ordinance and the Public Records Act, the City staff shall provide open public property data including accessible online maps and documentation that includes up-to-date parcel status and relevant staff contact information;
5. Every four years, in conjunction with the Housing Element, staff shall develop a public land strategy report that includes annual housing outcomes and goals with high priority for affordable housing for the lowest income levels, reflecting the current and projected need (depth of affordability, urgency for construction, location, etc.);
6. Staff shall develop, track, and report on housing equity indicators to measure progress on housing and shelter inequities to be addressed by the City's property assets in the annual report and the four-year strategy report;
7. City staff shall provide annual reports to the Community and Economic Development Committee and full City Council meetings, with an analysis of the site-based and portfolio-wide progress on the equity metrics established by the four-year public land strategy;
8. For purposes of this policy, the fair market value determination of any proposed transaction shall be based on an appraised value derived no more than 90 days from the date of the City Council's proposed consideration for final authorization, such as LDDA or DDA; and be it

FURTHER RESOLVED: That any proposed transaction shall demonstrate consistency with Resolution No. 85324 C.M.S., whereby the City must first make good faith efforts to lease City property; if leasing a parcel is not feasible, then the staff shall submit a written justification to the City Council and CAC with an analysis that explains why the parcel is recommended for sale rather than lease in a staff report; and be it

FURTHER RESOLVED: That on each site that the City plans to sell or long-term lease City property for development, the City must consult with community-based organizations and engage with community members to help inform the Request for Proposals (RFP); smaller sites in the same neighborhood may be "bundled" into a single community engagement process; and be it

FURTHER RESOLVED: That the City of Oakland shall prioritize the utilization of

City property to address its housing and shelter inequities wherein:

1. Staff shall examine each parcel in the City's portfolio for its potential for use for temporary shelter for the unsheltered and permanently affordable housing;
2. Staff shall examine each parcel for zoning and parking requirement changes that may allow for additional housing density or affordable housing development feasibility;
3. For sites suitable for more than 300 housing units, at least 25% of the units must be affordable to extremely low-, very low-, and low-income households;
4. For sites suitable for less than 300 housing units, staff shall give first right of refusal to 100 percent affordable housing development proposals;
5. In the case where no affordable housing development proposal are submitted or housing is not legally permissible in the respective parcel(s), staff shall bring a staff report to a full City Council meeting providing written justification and analysis on the potential alternative uses of the parcel(s) for direction from the City Council;
6. In reviewing potential for housing development for all City-owned parcels or properties with highest priority on permanently affordable housing projects that serve extremely low-, very low-, low-, and moderate-income households;
7. For all housing projects being considered by staff on City-owned parcels, projects with the highest percentage of affordability and deepest levels of affordability shall be given favorable points in project selection;
8. Project selection must prioritize proposals from organizations that serve low-asset and low-income individuals and families, such as but not limited to non-profits and mission-driven organizations;
9. For consideration of proposals that involve sale of units to individuals and families, project selection should also include favorable points for models that retain long-term affordability for low-asset and low-income individuals and families, such as but not limited to community land trusts;
10. Every four years, in conjunction with the Housing Element, staff shall develop a public land strategy report that includes annual housing goals and outcomes with high priority for affordable housing for the lowest income levels, reflecting the current and projected need (depth of affordability, urgency for construction, location, etc.);
11. Staff shall develop, track, and report on housing equity indicators to measure progress on housing and shelter inequities to be addressed by the City's property assets in the annual report and the four-year strategy report;
12. 100 percent of all property net sale and lease proceeds shall go to Affordable Housing Trust Fund, wherein "net sale and lease proceeds" means cash proceeds net of transaction costs that are not restricted to uses other than affordable housing;
13. The City shall comply with the California Surplus Land Act codified in California Government Code Sections 54220, et seq., including the allowance of a 60-day window for priority entities to submit proposals and a 90-day good faith negotiation period;
14. The City shall apply the minimum lot size requirements of the California Surplus Lands Act to all City real property;
15. For all sites, including sites smaller than the legal minimum size, the City must publish the site's availability on the City's website;

16. The City shall develop a policy for all developments on City property wherein the City shall prohibit housing providers on City real property from inquiring about criminal history until they have determined an applicant's eligibility under all other criteria, and require that providers engage in an individualized assessment of criminal history (the "Fair Chance Access to Affordable Housing");
17. Housing providers utilizing City real property shall not discriminate against immigrants without documents to the extent not prohibited by funding sources; and

For all housing developments:

1. Affordable housing shall be defined as housing affordable to households at 80 percent of Area Median Income (AMI) or below; extremely low-income shall be defined as at or below 30% of AMI, very low-income is at or below 30-50% of AMI, low-income is at or below 50-80% of AMI, and moderate-income is at or below 80-120% of AMI;
2. Affordable homes shall include a deed restriction for at least 55 years and up to 99 years for ownership and rental, with a preference for permanent affordability;
3. For any proposed affordable or mixed-income housing project, Staff shall examine the potential to fund the project with Section 8 of the United States Housing Act or other available voucher programs funding to increase affordability of the project;
4. The City shall prohibit discrimination against tenants with rent subsidies (such as Section 8 vouchers) for all residential units developed on City land;
5. Housing Choice Vouchers and Veterans Affairs Supportive Housing vouchers must be allowed and accepted in all units; the City must work with the Housing Authority to secure Project-Based Section 8 vouchers;
6. At least twenty percent of the housing units constructed on the City-owned parcels, portfolio-wide, must be to serve affordable to extremely low-income households, to the extent permissible by the City's land use regulations;
7. At least twenty percent of the housing units on public land portfolio-wide must be reserved as affordable and/or supportive housing for people with disabilities and/or formerly unhoused residents, which may overlap with the above extremely low-income requirement;
8. 50 percent of residential units portfolio-wide must be affordable wherein the average percentage of units that are affordable should always remain above 50 percent portfolio-wide;
9. Portfolio-wide minimums for average AMI and affordability levels shall be revisited with the four-year strategy adoption that must be approved by the City Council every four years, reflecting current housing needs;
10. Preferences for Oakland residents/workers and displaced households in tenant selection shall extend to all affordable units developed on City land, even in cases when no subsidy is provided;
11. Project selection must consider the provision of free or discounted transit passes, childcare, and technology including high-speed internet and computers on site; and be it

FURTHER RESOLVED: That the City of Oakland shall promote and measure

equitable job outcomes for all Oaklanders through its public land assets, promoting strong career pipelines for Oakland residents, disadvantaged groups, underemployed groups such as African Americans and Latinos, and minority contractors; this includes:

1. All projects on City property sold or leased for development shall comply with AB 1008, the statewide Ban the Box statute;
2. All construction projects on City property sold or leased for development shall offer first-priority to targeted and local hire of Oakland residents and disadvantaged workers (from pre-apprenticeships to journeyworkers);
3. All businesses on City property sold or leased for development shall offer first-priority to targeted and local hire of Oakland residents and disadvantaged workers;
4. Small/Local Business Entity ("S/LBE"), local employment and any other City contracting requirements shall apply to all construction on all City property sold or leased for development; and be it

FURTHER RESOLVED: The City shall prioritize projects on City property sold or leased for development that support small and local businesses and contractors, consistent with the City's Economic Development Strategy; and be it

FURTHER RESOLVED: That the City shall allow for zero-cost and discounted conveyances for projects that provide benefit to the public including but not limited to fresh food, community health services, affordable childcare, open space, parks and recreational facilities, housing primarily for low-income and low-asset residents; and be it

FURTHER RESOLVED: That organizations that provide benefit to the public including but not limited to fresh food, community health services, affordable childcare, open space, parks and recreational facilities, housing primarily for low-income and low-asset residents and existing locally owned businesses must have the first right of refusal to rent commercial space on City-owned property, at a zero cost or below market rate, as determined and recommended by staff; and be it

FURTHER RESOLVED: All projects on City property sold or leased for development shall be subject to the following Project Labor Agreement (PLA) policy:

Project Labor Agreement requirement.

- The PLA must be compatible with Small/Local Business Entity ("S/LBE"), local employment and any other City contracting requirements for construction projects
- For affordable housing projects, the purchaser/developer of any property sold or leased by the City must enter into a PLA with the Alameda County Building Trades Council in accordance to the guidelines passed by Alameda County for Measure A1-funded affordable housing projects.
- If the Alameda County Building Trades Council declines to enter into a PLA with the purchaser/developer that includes the required terms, then the PLA requirement would not apply to that purchaser/developer's project.
- The ordinance shall request that within six months the Alameda County Building Trades Council shall submit a public report to the City Administrator

containing current race, ethnicity, gender composition, and percentage of Oakland residents, cross-tabulated with member level attainment through the union (apprentice, journeyman, master, etc.) for the membership of each local union affiliated with the Council, and for each such union's affiliated apprenticeship program. If this report is not submitted or is substantially incomplete, then the PLA requirement shall be suspended.

- Trades groups that do not provide a public report on demographic data to the City Administrator shall not qualify to participate in PLAs on City-owned properties.
- Staff shall consult the Department of Race and Equity and shall include stakeholder meetings with community-based organizations, including those specifically working on racial equity in the development of the ordinance language for the PLA policy.
- 18 months after the Public Land Policy has been adopted, the City Council shall evaluate the PLA policy outcomes and amend the policy as necessary.
- The PLA requirements may be waived by Council in cases where prohibited by law or by a condition of state or federal funding; and be it

FURTHER RESOLVED: That quality jobs are created and maintained by establishing:

1. **Living Wage:** The City's of Oakland's Living Wage policy shall apply to all construction projects and operations jobs on City-owned parcels;
2. **Local and Disadvantaged Hire:** Staff shall return with standards that reflect the following goals
 - a. **For construction jobs**, targeted hire and jobs standards based on the Oakland Army Base (OAB) Horizontal Construction Jobs Policy and the targeted hire language in the OAB Project Labor Agreement;
 - b. **For operations jobs** (except staff of 100% affordable housing buildings), 50% of the total work hours (annually) must be performed by Oakland residents and 25% of the total work hours (annually) must be performed by disadvantaged workers: those living in low-income zip codes and with barriers to entry, including formerly or currently unhoused, formerly incarcerated, single custodial parent, former foster youth, veterans, people with disabilities, chronically unemployed, and those receiving public assistance; Employers must call the appropriate union hiring hall, if applicable, followed by the West Oakland Jobs Resource Center and then other hiring sources;
 - c. **Jobs Oversight:** Potentially expanding the Oversight Commission to review workforce compliance reports quarterly for the first year of the development and annually thereafter to ensure compliance with targeted hire requirements; Liquidated damages may be assessed for non-compliance;
3. **Ban the Box:** Implement a Ban the Box policy for employment, which requires the following:

- a. In the hiring process, including application, an employer may not inquire about involvement with the criminal justice system, criminal record or arrest record;
 - b. If a background check is required by law, the employer must conduct the background check only after the first interview or conditional offer of employment;
 - c. The employer may only review and consider job-relevant convictions within the last 7 years, and must consider age of offense, circumstances, efforts to rehabilitate, and time passed since conviction;
 - d. If the employer makes an adverse hiring decision because of a job-related conviction, the applicant must be provided with a written notice of rejection, including how the conviction may be related to the job, and given the opportunity to correct any inaccuracies in the conviction record information and to offer any other evidence of rehabilitation or other mitigating circumstances;
4. **Immigration Status:** Employers on public land shall maintain a sanctuary workplace, as set forth by ordinance.
5. **Labor Peace Agreements:** Labor Peace agreements should be designed to help promote both quality jobs, economic development opportunities and affordable housing;
- a. **For construction jobs**, the Project Labor Agreement (PLA) policy model adopted by the Alameda County Board of Supervisors to govern Measure A1 funds, must apply to all 100% affordable housing projects on City-owned parcels; Developers for market-rate and mixed-income projects on public land must negotiate area standards for private project labor agreements with the Alameda County Building Trades Council, and at a minimum, the negotiated PLA should include targeted hire and jobs standards based on the Oakland Army Base Horizontal Construction Jobs Policy and the targeted hire language in the OAB Project Labor Agreement;
 - b. **For operational jobs** (applies to employers with 10 or more employees, 100% affordable housing buildings exempt), to the extent feasible, projects shall negotiate labor peace agreements when the City has an ongoing proprietary interest in the project;
6. **Evaluation:** Every year, an evaluation will be undertaken by the City, in collaboration with the CAC, to review the implementation and impact of the Public Lands Policy, including a staff report on jobs outcomes; and be it

FURTHER RESOLVED: For all projects on City property that are not 100 percent affordable housing, the primary contractor shall be required to set aside 30 cent per work hour for job training, job access, and pre-apprenticeship programs; and be it

FURTHER RESOLVED: The City Council hereby directs the City Administrator to review and apply the relevant Healthy Development Guidelines policies to City property projects, including but not limited to:

- 1. Environmental Health

2. Economic Opportunity
3. Culture, Community and Safety
4. Healthy Food
5. Transportation
6. Housing
7. Recreation and Active Design; and be it

FURTHER RESOLVED: That the City of Oakland shall further ensure that its public land is used in a way that protects the health and environment of its citizens by requiring the following of developments on public land:

1. **Public Information:** The City of Oakland shall share information with the public regarding past soil testing and remediation and the existing requirements for truck routes surrounding public land parcels to those living in the surrounding area as a part of the community engagement process;
2. **Trees:** Projects must incorporate and maintain trees on the site and adjacent street frontage (as specified by Oakland Municipal Code Chapter 17.124); there must be a net tree increase, so that trees that are cut must be replaced; there must be community engagement for the relocation or replanting of trees;
3. **Renewable Energy:** Project selection must consider on-site renewable energy infrastructure such as solar, wind, geothermal, or biomass with production capacity of at least 5% of the project's annual electrical and thermal energy cost;
4. **Solar:** Projects must maximize opportunities for solar panel installation, including, but not limited to, applying for AB 693 funds for solar panels on affordable housing or other grant or subsidy programs when available;
5. **Low-VOC Paints:** Projects must use low-VOC paints;
6. **Indoor Air Quality:** Projects must install air filtration systems, as economically feasible specifically for affordable housing developments; Projects must incorporate measures to improve indoor air quality and reduce exposure to air pollution in new development projects, as required in Standard Conditions of Approval (SCA) 20 and 21; and be it

FURTHER RESOLVED: That the City Administrator is directed to return to the City Council with an ordinance establishing this policy by law, to the extent legally and practically permissible, no later than the first Community and Economic Development Committee meeting in March 2019 and present the housing and shelter equity indicators and tracking system for the housing equity indicators no later than the first full Council meeting in April 2019.

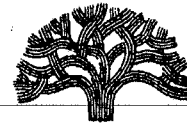
IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -
NOES -
ABSENT -
ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of the City
of Oakland, California



Councilmember Abel Guillén

18 JUL -5 PM 3:42

CITY OF OAKLAND

CITY HALL - ONE FRANK H. OGAWA PLAZA, 2ND FLOOR - OAKLAND - CALIFORNIA 94612

DATE: July 5, 2018
TO: City Council
FROM: Council President Pro Tem Abel Guillén and Vice Mayor Annie Campbell Washington
SUBJECT: Initiating a Process to Develop a Community Workforce Agreement

RECOMMENDATION

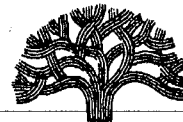
Council President Pro Tem Abel Guillén and Vice Mayor Annie Campbell Washington recommend that the Oakland City Council adopt a resolution initiating a process toward developing a Community Workforce Agreement for the City's large Public Works projects to ensure labor peace, provide quality, equitable employment and training opportunities, and enhance the City's local employment and local contracting programs by directing the City Administrator to undertake an Equity Impact Analysis and community engagement process and report policy recommendations back to Council no later than January 2019.

SUMMARY

This resolution initiates a process to develop recommendations for a Community Workforce Agreement (CWA) through an inclusive, robust community engagement process with input from racially and economically diverse stakeholder communities as well as an Equity Impact Analysis. After this inclusive process, recommended policies for any Community Workforce Agreement will be presented to City Council for review, discussion, and possible direction no later than January 2019.

The engagement and analysis process shall address the following topics, among others:

1. Project cost threshold for CWA coverage.
2. Term of the CWA.
3. Prohibition on strikes and lockouts.
4. Participation by non-union contractors.
5. Local hiring.
 - a) Application of City's existing Local Employment Program (LEP).
 - b) Goals for hiring local apprentices.
 - c) Goals for hiring disadvantaged workers.
 - d) Goals for hiring graduates of local pre-apprenticeship programs.
 - e) Goals for sponsorship of new local apprentices.
 - f) Hiring process for local workers needed for compliance with LEP.
6. Participation by certified Small Local Businesses, and other business categories targeted by the City's Small Local Business Enterprise Program.
7. Contributions by project participants towards local workforce training and supportive services.
8. Use of "core workers" by non-union contractors.



Councilmember Abel Guillén

CITY OF OAKLAND

CITY HALL - ONE FRANK H. OGAWA PLAZA, 2ND FLOOR - OAKLAND - CALIFORNIA 94612

9. Reporting of demographic data by participating unions.
10. Admission of local workers to apprenticeship programs.
11. Sole proprietor participation.
12. Coverage of warranty work, repair work, and off-site work.
13. Project management and scheduling.
14. Dispute resolution and execution mechanisms.
15. Strategies to remove barriers to equitable employment and contracting opportunities; and be it

The recommended policies for a CWA shall be in addition to the City of Oakland's current social justice policies in its contracting processes that include, but are not limited to: 50% Local and Small Local Business Enterprise Program, 50% Local Employment Program, and 15% Oakland Resident Apprenticeship Program.

A CWA may have additional benefits, including enhancement of efforts to target construction employment and contracting opportunities pursuant to the City's Local Employment Program and Local and Small Local Business Enterprise Program, prompt generation of tax flow and other income to the City, and local economy boosts by generating local construction and related jobs and job training.

ACTION REQUESTED OF THE CITY COUNCIL

Adopt this resolution to initiate a process toward developing a Community Workforce Agreement for the City's large Public Works projects, with such agreement to ensure labor peace, provide quality, equitable employment and training opportunities, and enhance the City's local employment and local contracting programs by directing the City Administrator to initiate an Equity Impact Analysis and community engagement process as described and report back to the City Council no later than January 2019.

Thank you,

Abel Guillén, City Councilmember, District 2

Annie Campbell Washington, Vice Mayor


City Attorney's Office

2010 AUG 17 PM 3:42

OAKLAND CITY COUNCIL

Resolution No. 87293 C.M.S.

INTRODUCED BY President Pro Tempore Abel Guillén and
Vice Mayor Annie Campbell Washington

RESOLUTION INITIATING A PROCESS TOWARD DEVELOPING A COMMUNITY WORKFORCE AGREEMENT FOR THE CITY'S LARGE PUBLIC WORKS PROJECTS, WITH SUCH AGREEMENT TO ENSURE LABOR PEACE, PROVIDE QUALITY, EQUITABLE EMPLOYMENT AND TRAINING OPPORTUNITIES, AND ENHANCE THE CITY'S LOCAL EMPLOYMENT AND LOCAL CONTRACTING PROGRAMS; AND DIRECTING THE CITY ADMINISTRATOR TO UNDERTAKE AN EQUITY IMPACT ANALYSIS AND COMMUNITY ENGAGEMENT PROCESS

WHEREAS, the City of Oakland's public works construction projects advance multiple policy goals, including development of public infrastructure and public-serving facilities, and providing economic and employment opportunities to the local economy; and

WHEREAS, numerous public entities throughout the State of California have entered into project labor agreements ("PLAs") to ensure labor peace on public construction projects; and

WHEREAS, California Public Contract Code Section 2500 authorizes public entities in California to enter into PLAs and requires such agreements to contain certain provisions; and

WHEREAS, the Mayor and City Council value robust, transparent community engagement and feedback to promulgate responsible public policies;

WHEREAS, the City of Oakland wishes to ensure public policies have fruitful, positive impacts on all residents and businesses of Oakland, especially the marginalized and underrepresented; and

WHEREAS, the City's various policy goals regarding large public construction projects will be advanced by application of a Community Workforce Agreement ("CWA"), defined as a PLA that is developed in conjunction with a range of community stakeholders and that advances targeted employment and contracting goals; and

WHEREAS, a CWA will improve project stability and efficiency by avoidance of labor misunderstandings, grievances and conflicts, thereby promoting project cost containment and timely and economical project completion; and

WHEREAS, the City of Oakland currently applies social justice policies in its contracting processes that include, but are not limited to: 50% Local and Small Local Business Enterprise Program; 50% Local Employment Program; and 15% Oakland Resident Apprenticeship Program; and

WHEREAS, a CWA may have additional benefits, including enhancement of efforts to target construction employment and contracting opportunities pursuant to the City's Local Employment Program and Local and Small Local Business Enterprise Program; prompt generation of tax flow and other income to the City; and local economy boosts by generating local construction and related jobs and job training; and

WHEREAS, through the adoption of ORDINANCE No. 13326, establishing the Department of Race and Equity, "...the City of Oakland will intentionally integrate, on a citywide basis, the principle of 'fair and just' in all the City does in order to achieve equitable opportunities for all people"; and

WHEREAS, details of the CWA aimed at advancing such purposes should be developed through a robust community engagement process with input from racially and economically diverse stakeholder communities; now, therefore, be it:

RESOLVED: That the City of Oakland shall initiate an inclusive public engagement process, the completion of an Equity Impact Analysis and drafting of recommendations toward a Community Workforce Agreement as described herein; and be it

FURTHER RESOLVED: That such process shall address the following topics, among others:

- 1) Project cost threshold for CWA coverage.
- 2) Term of the CWA.
- 3) Prohibition on strikes and lockouts.
- 4) Participation by non-union contractors.
- 5) Local hiring.
 - a) Application of City's existing Local Employment Program (LEP).
 - b) Goals for hiring local apprentices.
 - c) Goals for hiring disadvantaged workers.
 - d) Goals for hiring graduates of local pre-apprenticeship programs.
 - e) Goals for sponsorship of new local apprentices.
 - f) Hiring process for local workers needed for compliance with LEP.

- 6) Participation by certified Small Local Businesses, and other business categories targeted by the City's Small Local Business Enterprise Program.
- 7) Contributions by project participants towards local workforce training and supportive services.
- 8) Use of "core workers" by non-union contractors.
- 9) Reporting of demographic data by participating unions.
- 10) Admission of local workers to apprenticeship programs.
- 11) Sole proprietor participation.
- 12) Coverage of warranty work, repair work, and off-site work.
- 13) Project management and scheduling.
- 14) Dispute resolution and execution mechanisms.
- 15) Strategies to remove barriers to equitable employment and contracting opportunities
- 16) An analysis of the data.
- 17) Evaluating barriers that may exclude workers such as driver's license and cannabis testing, etc.
- 18) Funding strategies for job access programs; and be it

FURTHER RESOLVED: That policies for any Community Workforce Agreement resulting from the processes described above shall be presented to City Council for review, discussion, and possible direction; and be it

FURTHER RESOLVED: The City Council hereby directs the City Administrator to initiate an Equity Impact Analysis and community engagement process as described herein, and report back to the City Council no later than January 2019.

IN COUNCIL, OAKLAND, CALIFORNIA

JUL 24 2018

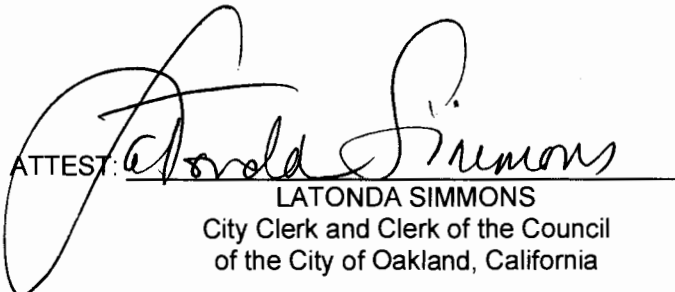
PASSED BY THE FOLLOWING VOTE:

AYES: BROOKS, CAMPBELL-WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLÉN, KALB, KAPLAN AND ~~PRESIDENT REID~~ - 7

NOES: 0

ABSENT: 0

ABSTENTION: Reid - 1

ATTEST: 
 LATONDA SIMMONS
 City Clerk and Clerk of the Council
 of the City of Oakland, California



FILED
OFFICE OF THE CITY CLERK
OAKLAND
2018 JUN 15 AM 10:01

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Mark Sawicki
Director, EWD

SUBJECT: City Real Property Disposition and
Development Strategy and Policy

DATE: June 11, 2018

City Administrator Approval

Date:

6/15/18

RECOMMENDATION

Staff Recommends That the City Council Receive A Report On The Public Lands Policy Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A City Public Lands Policy And/Or Strategy

EXECUTIVE SUMMARY

The City owns over 1,100 individual parcels of real property totaling approximately 2,800 acres. Most of this land is not available for development because it is (a) designated as parks, open space, or right-of-ways (83%); (b) in active use for City operations (6%); or remnant parcels too small for development (3%). After excluding those parcels, plus eight development sites for which Council previously approved exclusive negotiating agreements (7%), staff has identified 20 distinct "sites"¹ totaling 24 acres (1%) as currently available for disposition and development.

Given the housing crisis facing the region, staff is recommending the City Council adopt a holistic Public Lands Strategy and Policy ("PLS"), which seeks to use the value of these 20 identified development sites to maximize the production of affordable housing units. As further described herein and in a draft of the proposed Resolution (**Attachment A**), the PLS would set new policy for a more inclusive and transparent community engagement process, establish development proposal evaluation criteria, and categorize the 20 currently identified sites into three initial recommended land uses for development:

- (1) Fourteen sites are proposed for 100% affordable housing;
- (2) One site is proposed for market-rate residential; and
- (3) Five sites are proposed for commercial or mixed-use.

Regardless of the percentage of units provided as affordable housing for any individual site, the PLS would establish a policy requiring a minimum of 20% of the total residential units portfolio-wide to be affordable (below market rate or "BMR") housing. In addition, the PLS would

¹ One "site" may be comprised of multiple contiguous or nearly contiguous parcels.

Item: _____
CED Committee
June 26, 2018

establish a policy to direct 40% of net land sale proceeds to the Affordable Housing Trust Fund ("AHTF"), unless the site is developed as market rate residential, in which case 80% of net land sale proceeds will be deposited in the AHTF.

The PLS is a mostly self-funding strategy that seeks to balance the need to produce affordable housing with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Because 100% affordable housing projects typically require City subsidies that exceed the value of the land, the 14 sites designated for this use will need additional sources of funds. For that reason, six PLS sites are strategically designated for market-rate development, so that the City can generate both impact fees and net land sale proceeds to be deposited into the AHTF to protect, preserve, and produce affordable housing.

The following table illustrates the projected outcomes of the staff PLS proposal. The 60% of affordable units produced on 14 sites would mostly be subsidized by market rate development on six PLS sites, but would still require approximately \$32 million of additional AHTF funds.

	Market Rate Units	Affordable Units	Net AHTF Funding Generated/ (Subsidy Required)	Funds Available for Other City Purposes
100% affordable housing (14 sites)	0	746	(\$75.9M)	0
Market rate housing (1 site)	492	0	\$20.6M	\$2.4M
Commercial/Mixed-use (5 sites)	0	0	\$23.4M	\$23.4M
Total	492	746	(\$31.9M)	\$25.9M
%	40%	60%		

An adopted PLS would provide staff with initial direction on how to proceed with the 20 sites. However, before issuing any requests for proposals ("RFPs"), staff would first convene at least one public community meeting for each site to receive input from stakeholders. Based on this community input, staff would return to Council with a recommendation to either confirm the site's initially approved use designation or change the designation to an alternate use. For additional City-owned land that is later identified as appropriate for disposition and development, staff would present recommendations to City Council to include the site(s) in an amendment to the PLS. Not only does this iterative process allow for more transparency and engagement for the community, it also allows the City to be responsive to market changes and to provide more certainty and predictability in its negotiations with the development community.

Once a site is part of an adopted PLS, and the use is confirmed by the City Council following stakeholder input from community meeting(s), the site would then be offered to potential purchasers/developers via an open and competitive RFP. Proposals would be evaluated by a selection panel before presentation to the City Council for approval. For the sites reserved for affordable housing, proposals that provide the greatest number of affordable units for the lowest incomes, or that serve special needs populations or families, would get priority. For the sites reserved for commercial development, proposals that create jobs, expand the tax base, or

provide needed commercial or social services, such as access to fresh food, health services, or affordable childcare, would get priority. The PLS would also include a variety of other policies that would apply to City real property dispositions.

Alternative CWN Proposal

Since December 2016, City staff have met regularly with members of the Oakland Citywide Anti-Displacement Network ("CWN"), a consortium of 10 organizations², in a deliberative process intended to craft recommendations for an amended public lands policy. Staff and the CWN mutually agree that City policy needs to address two primary concerns: (1) adding more community engagement and transparency in the process of considering disposition and development projects on City land, and (2) placing a greater priority on the production and preservation of affordable housing. The CWN has proposed an alternative public lands policy that includes different requirements for community process (including creation of a standing Community Advisory Committee), affordable housing targets (40% of units affordable portfolio-wide, although a minimum of 15% of units affordable on each site is allowed if equivalent in-lieu fees are paid), and use of land sale proceeds (50% of net sale proceeds to the AHTF). CWN also proposes additional jobs policies and health & environment requirements for projects on City-owned land. The proposal staff received from CWN, dated April 2018, is provided as ***Attachment F: Citywide Network Proposal***.

BACKGROUND / LEGISLATIVE HISTORY

In March 2016, the City published the report "Oakland at Home: Recommendations for Implementing *A Roadmap Toward Equity* from the Oakland Housing Cabinet," which, along with the Mayor's Housing Action Plan, included specific recommendations from a working group tasked with identifying policies and actions to give priority consideration to the development of affordable housing on City land, as well as depositing some portion of proceeds from the sale of City land into the AHTF.

On May 31, 2016, the Community and Economic Development (CED) Committee received the Housing Cabinet working group recommendations and directed staff to prepare an Ordinance to amend the Oakland Municipal Code Chapters³ on disposition of City land to: (a) include a process for soliciting proposals for affordable housing development; (b) require residential projects include at least 15% of units as affordable; and (c) direct 30% of net sale proceeds to the AHTF. However, at the urging of community organizations, the City committed to further

² The Oakland Citywide Network includes representatives from the Alliance of Californians for Community Empowerment (ACCE), Asian Pacific Environmental Network (APEN), Building and Construction Trades Council of Alameda, Causa Justa, Communities for a Better Environment (CBE), Communities United for Restorative Justice (CURYJ), East Bay Alliance for a Sustainable Economy (EBASE), East Bay Housing Organizations (EBHO), East 12th Coalition, and Public Advocates.

³ The City's existing policies and procedures regarding the acquisition and disposition of public land are found in the O.M.C. Chapters 2.41 and 2.42 and were updated most recently in January, 2015, by Ordinance No. 13287 C.M.S.

community engagement with the CWN before bringing back any recommended amendments to existing land disposition policies for adoption by the City Council.

Following two years of discussions with the CWN and after a site-by-site analysis of all City-owned land currently available for disposition and development by staff and consultants focused on maximizing affordable housing production, staff is now reporting to the City Council its findings and recommendations for a Public Lands Strategy and Policy for the disposition and development of City sites available for development.

ANALYSIS AND POLICY ALTERNATIVES

Given the housing crisis facing the region, staff sought to develop a public lands strategy focused on generating significant support for affordable housing. As such, staff completed a detailed cost-benefit analysis of the policy alternatives for developing public land to determine an optimal strategy for using the value of City land to generate the most affordable housing units, especially by leveraging our local City dollars with State and Federal funding sources.

Maximizing Public Benefit from Development of Public Land

“Public Land for Public Benefit” is a value shared by all stakeholders and the City. However, when the refrain is raised in debates over proposed development on publicly-owned land, the implication is that the community is not benefiting, or not benefitting enough, when the City sells or leases its land for private development. On the one hand, it is important for the City to obtain the highest price or rent for public land – which is typically accomplished with a competitive and transparent process, as well as by obtaining an objective fair market value appraisal. On the other hand, when the City conditions the sale or lease of land to include community benefits, such as affordable housing, it foregoes some or all of that value in exchange. In those cases, it is also important to evaluate if the City is getting maximum value in community benefits for the sales proceeds or rent it foregoes.

Over the last several years as land values have risen, the City has been negotiating development agreements on City-owned land, under existing land disposition policies, that have yielded an increasing level of public benefits. **Table 1** below includes the 13 projects on City land approved by the City Council within the last several years, which are expected to yield 2,921 new residential units, including 1,012 units (36%) affordable to very low-, low-, and moderate-income households. In addition to the production of affordable housing, the City has negotiated for economic development benefits such as replacing public parking garages, adding retail and cultural arts space, and generating long-term tax revenue to pay for future City needs and services. The City currently expects to receive approximately \$16 million in net sales proceeds or ground lease income from these 13 properties. Depending on the original source of the funds the City used to acquire the land, the sales proceeds will be either: reinvested in other eligible redevelopment projects; deposited into the AHTF; or deposited into the General Purpose Fund (GPF) for other fiscal needs of the City.

Table 1: Housing Production from City Property Dispositions with Agreements in Place

	Project Name	Location	Date of Status	Housing Onsite	Affordable Units (Onsite)	Affordable Units Funded Offsite*	% Affordable (Includes Offsite)	\$ Impact Fees to AHTF
1	City Center T-12*	601 12th Street	12/2007	-	-	25	Commercial	\$3,062,720
2	MacArthur Station++	Macarthur Blvd/40th St	09/2011	875	146	-	17%	-
3b	City Center T-5/6 Phase 2	Clay/11th/12th Streets	09/2015	TBD	TBD	TBD	TBD	
4	West Oakland Transit Village *	500 Kirkham St	05/2016	417	32	25	13%	\$3,150,000
5	Seminary Point Shopping Center	Foothill/Seminary	12/2016	-	-	-	Retail	-
6	LakeHouse Commons	E 12th St/2nd Ave	02/2017	360	108	-	30%	-
7	7th & Campbell **	7th & Campbell Streets	07/2017	78	78	-	100%	-
8	23rd & Valdez	2315 Valdez/2330 Webster	07/2017	234	36	-	15%	-
9	Oakland Acura	Oakport Street	09/2017	-	-	-	Retail	-
10	Brooklyn Basin **	Embarcadero/ 5th to 10th Ave	11/2017	465	465	-	100%	-
11	Fruitvale Transit Village Phase IIA	E. 12th/San Leandro Streets	12/2017	94	92	-	98%	-
12	Coliseum Transit Village ++	70th Ave/71st Ave/Snell St	12/2017	110	55	-	50%	-
3a	City Center T-5/6 Phase 1*	Clay/11th/12th Streets	03/2018	288	-	16	5%	\$1,943,000
14	1100 Broadway*	1100 Broadway	01/2018	-	-	12	Commercial	\$1,550,400
Total Units				2,921	1,012	78	36%	\$ 9,706,120

* Includes assumed potential offsite units funded by contributions to the Affordable Housing Trust Fund

** Sites purchased with redevelopment low/mod housing setaside funds

^ (L)DDA = (Lease) Disposition and Development Agmnt; OPA = Owner Participation Agmnt; MHA = Master Housing Agm

++ BART property with City participation

Table 2 includes another eight sites for which the City Council has previously approved exclusive negotiating agreements (ENAs) with development entities for projects that, if completed, could yield an additional 313 residential units, 95% of which will be affordable. These projects would also generate at least \$20 million in net land sale proceeds, a portion of which could be deposited in the AHTF to subsidize additional affordable housing projects.

Item: _____
CED Committee
June 26, 2018

Table 2: Housing Production from City Property with Exclusive Negotiating Agreements

	Project Name	Location	ENA Date	Housing Onsite	Affordable Units (Onsite)	Affordable Units Funded Offsite*	% Affordable (Includes Offsite)	\$ Impact Fees to AHTF
1	Kaiser Conv Center^	10 10th Street	07/2015	-	-	4	Commercial	\$472,920
2	Derby Avenue^	Derby Avenue	09/2015	-	-	-	School	-
3	73rd & Foothill	73rd Ave & Foothill	04/2017	-	-	-	Retail	-
4	2100 Telegraph Ave*	2100 Telegraph Av	10/2017	-	-	56	Commercial	\$7,050,000
5	Fruitvale TV IIB	E. 12th/San Leand	12/2017	181	163	-	90%	-
6	3050 International	3050 International	03/2018	75	75	-	100%	-
7	Hill Elmhurst	95th Ave & Interna	03/2018	57	57	-	100%	-
8	Coliseum	Coliseum	TBD	TBD	TBD	TBD	TBD	TBD
		Total Units		313	295	56	95%	\$7,522,920

* Includes an assumed potential offsite units funded by contributions to the Affordable Housing Trust Fund

^ ENA expired

Staff has identified 20 more sites currently available for disposition and development. These sites are shown on several maps provided in **Attachment B** and in further detail regarding site characteristics and development alternatives in **Attachment G: Public Lands Strategy – Site-By-Site Profiles**. These 20 sites are the focus of the staff analysis and the PLS because they will reflect the first tangible application of any new public lands policy. Staff analysis projected the divergent outcomes that policy alternatives would have on affordable housing production and overall benefit/cost.

City Subsidy Needed to Produce Affordable Housing (Inclusionary vs. LIHTC)

The cost to produce housing in Oakland varies widely depending on the location, size, and type of construction, as well as market demand for construction materials and labor. On average, City staff and economic consultants estimate that a typical rental unit in a new low-rise building currently costs approximately \$467,000 to develop, while a typical rental unit in a high-rise building costs approximately \$595,000. These costs include the cost of land. Market rate rents are mostly driven by demand and supply, but also vary based on location and other factors. New development occurs when the value of market rents substantially exceed construction costs. Land values will rise accordingly because developers are able to pay more for land when the residual value of new development increases. When the City is the landowner, it has an opportunity to benefit from rising land values by either receiving a higher value for its land or requiring more community benefits, including affordable housing.

The rents for affordable housing are typically restricted to be affordable to households with moderate incomes (80-120% of area median income or "AMI"), low incomes (50-80% of AMI), very low incomes (30-50% of AMI), or extremely low incomes (below 30% of AMI). Because rents are restricted, the income generated is not high enough to support the development costs, and therefore a subsidy is required. City staff and economic consultants currently estimate that, on average, the value of a rental unit in a low-rise building restricted to households at 50% of AMI is approximately \$109,000. The difference between the value of a restricted BMR unit and what it costs to build is the "affordability gap". In a low-rise building, for a unit targeting

Item: _____
CED Committee
June 26, 2018

households at 50% AMI, the gap is estimated at approximately \$358,000. The gap is even greater in a high-rise building because both operating expenses and construction costs are higher, while the restricted rent is the same. Staff estimates the gap for a 50% AMI unit in a high-rise building to be approximately \$530,000.

In some projects, this affordability gap is filled by affordable housing subsidies from the City, State and Federal government. For inclusionary projects, where a developer is required to include affordable units, there are generally no other sources of funding to subsidize these rent-restricted units, and the loss in value needs to come out of land value. An inclusionary housing policy effectively imposes these costs per unit on new development. If the developer already owns the land, the cost of required inclusionary units will need to be absorbed internally (and if the cost is too high, developers may elect not to proceed with building a project to avoid losing money). However, if the developer has not yet paid for the land, they will discount the purchase offer accordingly, in order to cover the affordability gap for rent-restricted units and still meet their investors' minimum return. When cities impose inclusionary housing requirements on private projects, it is generally private land owners who bear the cost of providing affordable units. But when a city imposes these requirements on buyers of its own public land, it is the city itself that bears the cost. Buyers would be able to pay more for the land without affordable housing requirements because they would be receiving more rental income. This may be appropriate because the city is essentially 'buying' affordable units by accepting a lower land price. But it is important to compare the cost of inclusionary units to the cost of units in 100% affordable buildings.

When the City of Oakland funds 100% affordable projects, the affordability gap is just as big, but the city has help in filling it. City subsidy is necessary for these projects, but most of the funding comes from outside of the City.

The most significant sources for subsidy to fill the affordability gap are the State's Affordable Housing and Sustainable Communities (AHSC) program and the Federal Low Income Housing Tax Credit program (LIHTC). Most 100% affordable projects combine funding from both of these sources and sometimes dozens of others. A successful competitively-funded LIHTC project typically has 100% of the units affordable to households on average at 50% AMI or less, is near transit, and is in a less costly low-rise building of 60-80 units in size. LIHTC-funded affordable housing is rarely, if ever, produced in high-rise development because of the much higher costs. Staff estimated that on average, the City share of the subsidy required to develop a 50% AMI unit in a low-rise LIHTC project is approximately \$125,000, based on the most recent Notice of Funding Availability (NOFA) solicitation for affordable housing developers and projects conducted by the City's Housing and Community Development (HCD) Department. Other outside subsidy sources make up the difference to fill the approximately \$358,000 affordability gap.

For illustrative purposes, Figures 1 and 2 below compare the estimated local gap subsidy needed for inclusionary versus LIHTC units at 50% of AMI in low-rise and high-rise buildings.

Figure 1: Affordable Housing Unit City Subsidy Comparison – Low-Rise

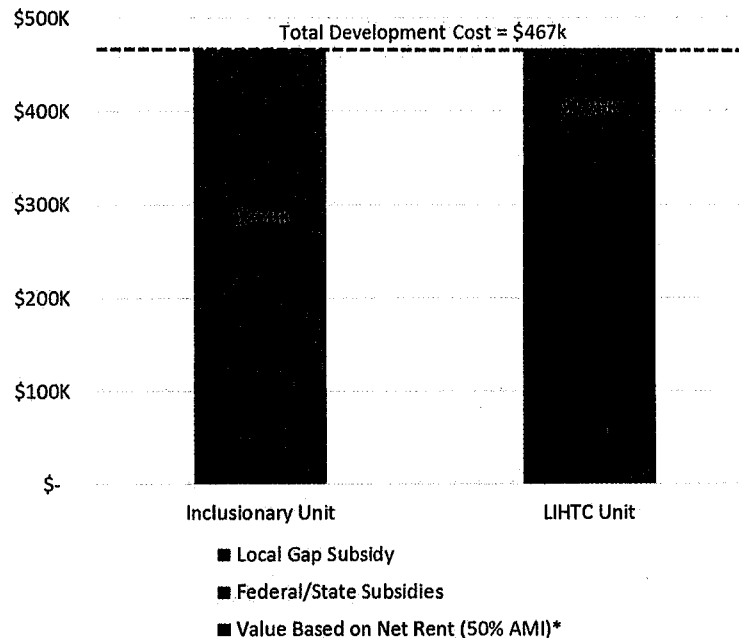
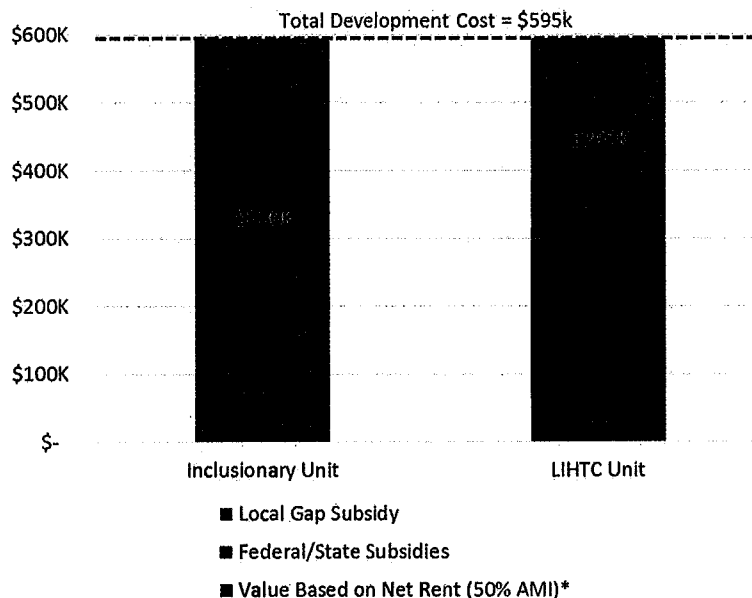


Figure 2: Affordable Housing Unit City Subsidy Comparison – High-Rise



Source: Century Urban, Street Level Advisors, and City Staff Analysis

*Value is net rental income after operating costs. Operating costs are higher for high-rise units.

The conclusion to be drawn from the above analysis is that the City could produce three to four times as many affordable units by providing only the local share of subsidy on 100% affordable low-rise projects that can compete for LIHTC and AHSC funding, rather than requiring residential development on public land to include a minimum percentage of inclusionary units. Therefore, a flexible public lands policy that allows for collection of affordable housing fees and use of residual land sale proceeds would enable the greatest number of lower income households to be provided with an affordable home.

City Subsidy Needed for Small/Local Hire, Project Labor and Labor Peace Agreements

Requiring a project labor agreement (“PLA”) on all projects developed on City land, as proposed by the CWN, raises a number of issues related to increased project labor costs – with a resulting impact on the land sale proceeds the City is able to generate and the funds that would otherwise be available to set aside in the AHTF. The City’s local employment and small/local business contracting requirements, which apply whenever the City sells or leases land at below market value, also increase project costs and further reduce the land sale proceeds that could be directed to the AHTF. Although it is difficult to precisely estimate the additional costs for these labor programs, surveys by staff and consultants indicate that PLAs and the City’s programs can each increase construction costs by at least 5% and could add up to 30% more in hard costs.

An analysis shows that even a 5% increase in construction costs on some projects could more than eliminate the land value the City has available to exchange for other community benefits. For the two main downtown sites that the PLS proposes for high-rise market rate development, a PLA would substantially eliminate the funds available for the production of affordable housing. As shown in **Table 3** below, a simple 5% increase in estimated construction costs for development of 1800 San Pablo and 1911 Telegraph would increase the cost of the projects by approximately \$29 million, which is about \$2 million more than the estimated fair market value of the land. A high-rise project at 1911 Telegraph may not be feasible with a PLA requirement, unless the City were to pay the developer to complete the project. For 1800 San Pablo development, the City would likely forego most of the estimated land value.

Table 3: Analysis of the Cost of a Project Labor Agreement

	1800 San Pablo	1911 Telegraph	Total
Estimated Construction Cost	\$218.4M	\$361.0M	\$579.4M
Estimated Land Value at FMV	\$12.2M	\$14.7M	\$26.9M
PLA Cost Increase Estimate (5%)	(\$10.9M)	(\$18.0M)	(\$29.0M)
Net Land Value with PLA	\$1.3M	(\$3.4M)	(\$2.1M)

While there are benefits to the City in requiring all projects on City land to follow local hire programs and enter into a PLA, notably the creation of good jobs for Oakland residents, there is a tremendous diminishment of the residual land value that could be used for affordable housing. As a result, staff does not recommend including a PLA or S/LBE requirement in the proposed PLS. In addition, PLA requirements raise other complicated issues that should be considered on

Item: _____
CED Committee
June 26, 2018

a more global, City-wide basis, with further analysis from professional staff and policy experts on the potential impact on projects, and how the benefits and costs of these policies are distributed. A race and equity analysis is particularly important in this regard to assess disparities in construction union membership correlated to race.

Greater Need for Funding Versus Land for Affordable Housing

One public lands policy alternative to produce affordable housing would be to make all the currently identified City sites available for 100% BMR projects. Staff determined that the zoning for all but one of the 20 sites allows for residential use, with an additional site off limits to residential use due to seismic constraints, and that 1,080 affordable units could be produced on the remaining 18 sites. However, based on the average local gap subsidy of \$125,000 per unit, and assuming PLA and local hire programs apply to all projects, the City would still need over \$115 million to build them all, even after applying sales proceeds and impact fees from the two sites that do not allow residential use (assuming that 50% of sales proceeds are directed to the AHTF). It would take the City 10-14 years to fund that much affordable housing at the rate which the AHTF receives new funds, while assuming no City funds are granted to other eligible projects submitted by affordable housing developers.

A review of HCD's 2017 NOFA awards show that there are already more affordable housing projects in the pipeline than the City could currently fund. This implies the City's shortage of funding for affordable housing is currently a greater barrier to the production of affordable housing than the availability of appropriate sites.

Table 4: 2017 NOFA Allocation Amount

	Requested	Available	Shortfall
City NOFA, Nov 2017	\$69M	\$14M	(\$55M)
County A1 Funds	\$107M	\$34M	(\$73M)
Total	\$176M	\$48M	(\$128M)

A second public lands policy alternative would be to sell all the City's currently identified 20 sites at fair market value and use impact fees and proceeds (not otherwise restricted) to subsidize affordable housing production. Staff estimates that without any policy changes, the fair market value sale of the 20 sites could generate \$51 million in impact fees and other proceeds for the AHTF, which could fund 405 affordable units. Alternatively, if all the land sale proceeds were directed to the AHTF, the sales could generate \$127 million for the AHTF, which could fund the production of 1,018 affordable units assuming the other layers of state and federal funding are available. The difference in these two scenarios is the degree to which the City retains land sales proceeds to fund other City needs, such as services and capital improvements, or devotes the proceeds to affordable housing. The primary concern with devoting all sale proceeds to the AHTF is that there will be far more funding than sites identified to use them. Moreover, if there were enough sites, there is not enough State funding and Federal tax credits available to access and leverage City funds when so many projects are requesting those resources at the same time.

Table 5 shows the projected outcomes from these three hypothetical scenarios, which effectively establish policy “bookends” – from maximizing proceeds to maximizing onsite affordable BMR housing production.

Table 5: Affordable Housing Production Outcomes/Costs for Twenty Sites under Three Scenarios

Item	FMV Sale	FMV Sale to AHTF	All Affordable On-Site
Total Sale Proceeds Generated	\$91M	\$91M	\$11M
Net Proceeds to GPF/Redevelopment Funds	\$77M	\$1M	\$8M
Gross AHTF Funds Generated (incl. fees)	\$51M	\$127M	\$4M
Total Units Produced	2,156	2,769	1,080
Market Rate Units (on City land)	1,751	1,751	0
Affordable Units (on City land or funded)	405	1,018	1,080
% Affordable	19%	37%	100%
(Additional City Subsidy Needed)	\$0	\$0	(\$115M)
<i>Estimated Years to Fund</i>	<i>N/A</i>	<i>N/A</i>	<i>10-14 years</i>

Surplus Land Act and 15% Inclusionary Requirement Alternative

The California Surplus Land Act (“SLA”) requires that, for land “determined to be no longer necessary for the [City’s] use”, the City shall offer it first to housing sponsors and other priority entities, and shall prioritize affordable housing. For parcels disposed of under the SLA for affordable housing, at least 25% of the units must be affordable to lower-income households (80% of AMI or less). If there is no agreement to dispose of the property for affordable housing, and the property is disposed of for a residential project of 10 or more units, at least 15% of units must be affordable to lower-income households. Although the City’s current disposition rules state that it will comply with the SLA to the extent applicable, there are differing legal opinions and interpretations of whether the SLA applies to properties that a public agency seeks to develop for economic development purposes.

The City is committed to prioritizing affordable housing objectives, either directly through affordable housing production on City-owned land or indirectly through generating funds (i.e., impact fees and net land sale proceeds) from City-owned land that will get directed to the AHTF to subsidize production or preservation of affordable housing. Staff’s analysis indicates that maintaining the flexibility to allow market-rate development on some carefully selected PLS sites enhances the City’s ability to achieve its affordable housing objectives. (A comparison of a 15% inclusionary scenario with the proposed PLS is shown in **Table 7** further below).

Item: _____
 CED Committee
 June 26, 2018

Site-by-Site Analysis for Staff's Proposed Public Lands Strategy

As part of developing the strategy for future development sites, staff took an in-depth look at several issues related to each of the 20 sites identified. This analysis revolved around: (1) the suitability of the site for affordable housing, including size, shape, slope, geological issues, and current zoning; (2) the suitability of the location of the site for affordable housing as rental or ownership, which revolves around quality of schools, access to transit, and availability of services like grocery stores; and (3) considerations over concentrations of affordable housing, both existing and with future development. Some sites may be more suitable for affordable housing if the zoning were amended, such as Oak Knoll, which currently only allows 23 units on an almost five-acre site. Another site, 66th and San Leandro, is zoned only for industrial and has adjacent uses that may limit its potential to be rezoned. Old Fire Station #24 sits directly on the Hayward Fault, which would limit most residential uses. Staff scored each of the sites using HCD's Notice of Funding Availability ("NOFA") criteria regarding location, including geographic equity, education quality, proximity to public transit, and proximity to grocery or drug stores. Lastly, staff mapped all existing and proposed affordable housing, as well as pipeline market rate development, to determine the current and estimated future concentrations of affordable housing by census tract. This analysis is discussed in detail for each site in **Attachment G: Public Lands Strategy – Site-By-Site Profiles**.

One concern that came out of the Downtown Oakland Specific Plan process is how dominant residential development has become in the Downtown area during this current market cycle. Zoning rules in Downtown allow multifamily residential in all of the Central Business District Zones and Lake Merritt Station Area District Zones. In the core of Downtown, there are 14 residential projects under construction that will produce 2,839 new residential units and 19 additional projects planned with 3,051 units. To maintain a vibrant Downtown, residential growth must be balanced with job growth and commercial/office development. Downtown Oakland is the largest employment center in the East Bay, provides one-third of all Oakland jobs, provides two-thirds of all the City's office space, and generated 40% of all new jobs in the City between 2011 and 2016⁴. For Downtown Oakland to continue playing a critical role in the City and regional economy, the City should preserve prime office development sites, including those under its control.

Another major concern of staff is what the City gives up by using high value and high cost downtown sites for low intensity development. Sites like 1911 Telegraph and 1800 San Pablo are zoned to allow 500 units per acre in high-rise projects. Building a low-rise affordable project on land that is zoned for a high-rise building is much more expensive than building the same project on a less valuable site. Building low-rise on a site that is zoned for high-rise will do less to reduce the regional housing shortage than if high-rise is built on that same site.

In addition, Downtown already has some of the highest concentrations of affordable housing in the City. Census tract 4028, which is bounded by Broadway, 14th Street, Martin Luther King Jr.

⁴ Source: Downtown Oakland's Economic Role in the City and the Region, September 8, 2017, by Strategic Economics

Way, and West Grand Avenue, has the second highest percentage of affordable housing in Oakland with 57% of units BMR rent-restricted. Even with the surge of proposed market rate housing in Downtown, this census tract will remain one of the top 10 tracts for affordable housing with an estimate of 32% restricted affordable units. Looking at all four core Downtown census tracts combined (4028, 2029, 2030, and 2031), which together are bounded by Harrison Street, 5th Street, Martin Luther King Jr. Way, and West Grand Avenue, the area currently has the third highest concentration with 48% as restricted affordable housing, and would only fall to a still relatively high 25% as restricted affordable housing if all of the proposed market rate development is built. (See **Attachment E: Map and Table of Affordable Housing Concentration**).

By selling the two highest value Downtown sites, 1911 Telegraph and 1800 San Pablo, for market rate development, and using net land sale proceeds and affordable housing impact fees estimated at \$31.7 million to assist affordable housing development, the City would be able to fund production of 254 affordable homes. In contrast, using these two sites for 100% affordable development would yield only 200 BMR units and would still require approximately \$20 million in subsidy in addition to contributing the full land value. The total per unit subsidy, when accounting for the land value, would be approximately \$236,000 per unit. In addition, 492 market rate housing units would not be developed to help reduce the region's housing shortage, 902,000 square feet of office would not be developed, and no other funds would be generated for other City purposes.

PLS Summary Table

For all 14 sites proposed for 100% affordable housing, staff analyzed how much AHTF funding would be needed to subsidize the affordable units in addition to contributing the land value. Staff also projected how much land sale proceeds and impact fees could be generated from the six sites proposed for market rate sale and development for the AHTF, as well as what remaining proceeds could be available for other City purposes. A summary of the projected results for staff's proposed PLS in **Table 6** follows:

Table 6: Staff's Proposed Public Lands Strategy

Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated / Subsidy Required	Funds Available for Other City Purposes
<u>100% BMR Housing</u>						
1 Wood Street	147,081	292	-	-	(\$29.7M)	\$0
2 Rotunda Garage Remainder	6,697	25	-	-	(\$2.5M)	\$0
3 MLK Sites	9,125	21	-	-	(\$2.1M)	\$0
4 Piedmont Ave/Howe St Parking	43,532	97	-	-	(\$9.9M)	\$0
5 Miller Library Site	11,969	10	-	-	(\$1.0M)	\$0
6 27th & Foothill	22,581	51	-	-	(\$5.2M)	\$0
7 36th & Foothill	34,164	76	-	-	(\$7.7M)	\$0
8 73rd & International	5,435	13	-	-	(\$1.3M)	\$0
9 Clara & Edes	26,311	32	-	-	(\$3.3M)	\$0
10 Golf Links Road	32,038	40	-	-	(\$4.1M)	\$0
11 8280 & 8296 MacArthur	12,720	8	-	-	(\$.8M)	\$0
12 98th & Stearns	20,614	6	-	-	(\$.6M)	\$0
13 10451 MacArthur	23,000	52	-	-	(\$5.3M)	\$0
14 Barcelona Site (Oak Knoll)	205,337	23	-	-	(\$2.3M)	\$0
Subtotal 100% BMR Housing	600,604	746	-	-	(\$75.9M)	\$0
<u>Market Rate Residential</u>						
15 1800 San Pablo	44,347	-	492	-	\$20.6M	\$2.4M
Subtotal Market Rate Residential	44,347	-	492	-	\$20.6M	\$2.4M
<u>Commercial/Office</u>						
16 Clay St Garage	29,000	-	-	130,400	\$3.2M	\$3.9M
17 1911 Telegraph	45,121	-	-	902,420	\$11.1M	\$8.8M
18 Fire Alarm Bldg	31,031	-	-	93,093	\$3.2M	\$4.2M
19 Old Fire Station #24	39,535	-	-	20,000	\$0.5M	\$0.8M
20 66th & San Leandro	274,428	-	-	274,428	\$5.3M	\$5.8M
Subtotal Commercial/Office	419,115	-	-	1,420,341	\$23.4M	\$23.4M
All Sites	1,064,066	746	492	1,420,341	(\$31.9M)	\$25.9M
			Total Units	1,238		
			% Affordable	60%		

Item: _____
CED Committee
June 26, 2018

Comparative Outcomes of PLS, CWN Proposals, and Surplus Land Minimum Scenarios

For comparison with the proposed Public Land Strategy and Policy, staff modeled several possible development scenarios that the CWN had most recently proposed and shared with staff. Included in **Attachment C: 20 Sites Categorized for Future Development** are two iterations of CWN's proposal – one models all sites allowed for residential with 40% affordable per site ("CWN Fixed"), and the other models some sites developing as 15% affordable housing with fees paid in lieu to the AHTF for the other 25% and other sites as 100% affordable housing ("CWN Flexible"). Both models of the CWN proposal direct 50% of sales proceeds to the AHTF and achieve CWN's desired portfolio-wide target of 40% of residential units as affordable, with varying outcomes in projected unit production and required local subsidy. The analysis shows that, compared to CWN's Flexible proposal, the PLS produces more total housing units and nearly the same number of affordable units, but at nearly half the subsidy cost to the City. Also for comparison, **Table 7** below shows the results of using the "Surplus Land Act 15% inclusionary requirement" as a minimum threshold. Again, the overall PLS outcomes exceed those results. In all cases, the PLS is able to optimize the number of affordable units at the lowest subsidy cost by allowing 100% affordable housing projects to be subsidized through the high value received from a few select market rate development sites.

Table 7: Affordable Housing Production Outcomes/Costs for Twenty Sites under Four Scenarios

Item	Surplus Lands Minimum	CWN Fixed	CWN Flexible	Staff Strategy
Total Sale Proceeds Generated	\$60M	\$16M	\$22M	\$51M
Net Proceeds to GPF/Redevelopment Funds	\$56M	\$8M	\$11M	\$26M
Gross AHTF Funds Generated (incl. fees)	\$5M	\$9M	\$21M	\$44M
Total Units Produced	1,074	1,080	1,077	1,238
Market Rate Units	900	649	322	492
Affordable Units*	174	431	755	746
% Affordable	16%	40%	70%	60%
(Additional City Subsidy Needed)	\$0	(\$33M)	(\$59M)	(\$32M)
<i>Estimated Years to Fund</i>	<i>N/A</i>	<i>3-4 years</i>	<i>5-7 years</i>	<i>3-4 years</i>

*Surplus Lands Minimum total includes 18 offsite units

Attachment D provides more detailed summary tables of staff analyses of the affordable housing outcomes (e.g. unit production, net proceeds, and costs) under the development scenarios described above. Staff also calculated the 30-year net present value of estimated fiscal benefits from new tax revenue to the City that would result from the assumed development and found this amount is significantly greater under staff's PLS compared to CWN alternatives, again due largely to some sites being reserved for market-rate development.

Item: _____
CED Committee
June 26, 2018

Other Public Lands Policies

The PLS would include other policies that City staff have supported in discussions with the CWN. For affordable housing dispositions, owners (1) would be prohibited from selling condominium conversion rights, (2) would be prohibited from discriminating against tenants based on immigration status, in addition to other currently-prohibited grounds, and (3) would be subject to fair chance rules that limit the ability of the owners to reject tenants based on past criminal history. The selection of tenants for affordable housing units developed on City land would also become subject to the City's policy to give preference to City and neighborhood residents and workers, which currently applies only to projects that receive City NOFA funding. All purchasers of City land (1) would be prohibited from retaliating against employees based on immigration status, and (2) would be required to abide by state fair chance laws. The PLS would also expand the criteria for evaluating development proposals; priority would be given to affordable housing proposals that provide the greatest number of affordable units for the lowest incomes, or that serve special needs populations or families; commercial development proposals that create jobs, expand the tax base, or provide needed commercial or social services, such as access to fresh food, health services, or affordable childcare, would also be prioritized. The PLS policy would restate and codify the City's current policies (1) favoring ground leases over fee sales of City property, and (2) requiring all new development on City land to comply with environmental standards in the City's green building ordinance.

FISCAL IMPACT

Both the City staff and CWN proposals will result in lower land sale proceeds being realized on properties with residential use, due to the cost of inclusion of affordable units or an equivalent in-lieu fee that must be paid by the developer. The net land sale proceeds that otherwise would be available for the General Purpose Fund would be reduced by at least 40% under the staff PLS. However, the AHTF would be increased correspondingly and allow the City to leverage more support for affordable housing development, preservation, or protection. Potential lease revenues to the City could also be lower over time, given other policy priorities that the City may wish to implement that would result in affordable rents. Staff's proposal to allow market rate development on some carefully selected sites will generate greater long term fiscal revenue streams to pay for future City needs and services.

PUBLIC OUTREACH / INTEREST

The original Housing Cabinet public lands working group included 15 stakeholders from a variety of organizations. The recommendations were also reviewed by the Mayor's Housing Cabinet, which involved an additional 15 community stakeholders. The working group recommendations were distributed through publication of the Housing Cabinet's report, "Oakland at Home."

The CWN discussions over the past two years included representatives from 10 or more community organizations representing housing, social justice, labor, environment, and other

Item: _____
CED Committee
June 26, 2018

issues affecting low-income Oakland residents and workers, and communities of color in neighborhoods that have historically experienced segregation and disinvestment. The public lands discussion has been the subject of workshops and community meetings that staff and CWN members have participated in. The CWN undertook a survey that was completed by 250 Oakland residents and stakeholders, and was used to inform its proposals.

The staff PLS was modified based on feedback from the CWN who wanted none (or as few as possible) of the 20 sites to be designated for market-rate sale and development, which is why staff's final proposal is designating only 6 of the 20 sites for market-rate development, compared to earlier staff versions which designated 9 of the 20 sites for market-rate development.

COORDINATION

This report has been prepared by the Economic & Workforce Development Department in collaboration with the City Administrator's and Mayor's Office, Housing and Community Development Department, the City Attorney's Office, and the Budget Bureau.

SUSTAINABLE OPPORTUNITIES

Economic: Staff's proposed Public Lands Strategy would allow the City to continue to promote economic development goals today through the development of some of its properties. The proposal would also increase transparency and expectations regarding development projects and the opportunity to increase the supply of affordable housing from use of public lands.

Environmental: Staff's proposed Public Lands Strategy would allow the City to continue to expand options to promote new development that will be required to meet the current high standards for sustainable development including the City's Green Building Ordinance for Private Development Projects. Most of the City sites for development are appropriate for higher density transit oriented development near Bay Area Rapid Transit ("BART") Stations or along major Alameda-Contra Costa Transit District bus lines on commercial corridors.

Social Equity: Staff's proposed Public Lands Strategy would expand the opportunity to develop affordable housing and provide additional resources to promote affordable housing projects. It will also add more transparency and opportunity for community engagement in the development evaluation and selection process.

CEQA

Amending the O.M.C. regarding real estate disposition policies to adopt the PLS and related policies would not have any potential environmental effects and is exempt from CEQA under Sections 15061(b)(3) (general rule, which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment), 15301(existing facilities), 15378(b)(5) (administrative activities of government that will not result in direct or indirect

Item: _____
CED Committee
June 26, 2018

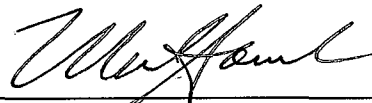
physical changes in the environment), 15162 (projects consistent with general plan and zoning) and 15262 (feasibility and planning studies).

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council receive this report on the public lands policy process and analysis to inform Council direction to prepare legislation to implement a City public lands policy and/or strategy.

For questions regarding this report, please contact Mark Sawicki, Director of Economic & Workforce Development, at 510.238.2992.

Respectfully submitted,



MARK SAWICKI
Director, Economic & Workforce
Development Department

Reviewed by:
Patrick Lane, Division Manager
Public/Private Development Division

Prepared by:
Hui-Chang Li, Urban Economic Analyst IV
Eric Simundza, Urban Economic Analyst II
Public/Private Development Division

Attachments (7):

- A. Draft of Staff's Proposed Resolution
- B. Maps of 28 Sites Identified for Disposition and Development
- C. 20 Sites Categorized for Future Development – A Model of (1) Staff's Public Lands Strategy vs. (2) CWN Proposals vs. (3) Surplus Land Act 15% Inclusionary
- D. Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios
- E. Map and Table of Affordable Housing Concentration
- F. Citywide Network Proposal: Draft as of April 2018
- G. Public Lands Strategy: Site-By-Site Profiles

Item: _____
CED Committee
June 26, 2018

Approved as to form and legality

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION ADOPTING A CITY REAL PROPERTY DISPOSITION AND DEVELOPMENT STRATEGY AND POLICY

WHEREAS, as a home rule charter city, the City has the right and power to make and enforce all laws and regulations that are its municipal affairs, including laws related to the acquisition and disposition of real property by the City; and

WHEREAS, as a home rule charter city, the City has the authority to convey real property to serve economic development and community development purposes; and

WHEREAS, the City's existing policies and procedures regarding the acquisition and disposition of City real property are found in Chapters 2.41 and 2.42 of the Oakland Municipal Code ("OMC"); and

WHEREAS, the City's existing policies regarding the Affordable Housing Trust Fund are found in Chapter 15.62 of the OMC; and

WHEREAS, a report from the Mayor's Housing Cabinet published in March 2016, entitled "Oakland at Home: Recommendations for Implementing *A Roadmap Toward Equity* From the Oakland Housing Cabinet," and the Mayor's accompanying Housing Action Plan, included specific recommendations to encourage the development of affordable housing on City real property and elsewhere; and

WHEREAS, City staff have been meeting with working groups of community stakeholders to identify policies and actions to encourage the development of affordable housing on City real property and elsewhere, in addition to yielding other potential community benefits; and

Attachment A: Draft of Staff's Proposed Resolution

WHEREAS, City staff is recommending a strategy and policy to give priority consideration to the production of affordable below market rate housing on real property owned by the City and identified for disposition and development, and to deposit a portion of proceeds from the disposition of these properties into the Affordable Housing Trust Fund; and

WHEREAS, the strategy and related policies proposed herein would seek to balance the need to develop affordable housing with other public benefit goals such as economic development, fiscal sustainability, infrastructure improvements, and other community benefits; now, therefore, be it

RESOLVED: That the City Council hereby adopts the following strategy and policy for the disposition (by sale or long-term lease) and development of those development sites owned by the City as set forth in Exhibit A attached to this Resolution; and be it

FURTHER RESOLVED: That, as to each of those sites identified in Exhibit A, the following disposition process and policies shall apply:

- Community meetings. Prior to issuing a request for proposals, notice of development opportunity, or other public solicitation (either, an "RFP"), the City Administrator or her designee shall convene one or more public community meetings or workshops to receive input from stakeholders and members of the public on the proposed use of the site identified in Exhibit A, as well as potential alternative uses for the site. (This step shall not apply to Wood Street, the MLK Sites, and Old Fire Station #24, which have already initiated the competitive RFP process.)
- Development use. Following input from the community meeting(s), the City Administrator shall recommend to Council whether to seek proposals for development of the site for the use identified in Exhibit A, or to pursue alternative uses of the site. Council shall make the final decision by resolution either confirming the use of the site for development consistent with Exhibit A, or designating an alternative use or uses and amending Exhibit A accordingly. (This step shall not apply to Wood Street, the MLK Sites, and Old Fire Station #24, which have already initiated the competitive RFP process.)
- Competitive RFP. The City Administrator or her designee shall then issue a competitive RFP seeking proposals for developing the site for the use identified in Exhibit A. For sites identified for development entirely as affordable housing, the average affordability level for a project shall be no greater than 80 percent of area median income. The RFP shall be sent to an inclusive list of potential purchasers/developers, and, for the affordable housing sites, shall be sent at a minimum to the list of affordable housing developers now maintained and used by the City to solicit funding proposals for affordable housing development (i.e., the "NOFA list").
- Selection of developer and proposal. Following her evaluation of development proposals and input from a selection panel, which shall include at least one community member, the City Administrator shall recommend a development proposal and the terms and conditions of disposition to the City Council. The City

Attachment A: Draft of Staff's Proposed Resolution

Council shall evaluate the City Administrator's recommended development proposal and any other proposals based on the considerations set forth below.

- Evaluation criteria. The City Administrator and the City Council shall consider proposals to purchase or lease the property for development at its fair market value, fair rental value, or fair reuse value. For sites identified for development entirely as affordable housing, proposals may include a sale or lease at zero or nominal cost to the purchaser/developer. The City Administrator and the City Council in evaluating proposals shall apply the criteria set forth in OMC Section 2.42.170.C. In addition, in evaluating proposals for affordable housing development, the City Administrator and the City Council shall give priority consideration to proposals that:
 - Provide units affordable to households at the lowest income levels.
 - Provide units for the longest terms of affordability.
 - Provide housing to special needs populations (such as homeless or formerly homeless persons or persons with disabilities) with commensurate supportive services.
 - Provide family-sized units, that is, units with two bedrooms or more.
 - Demonstrate economic feasibility and access to adequate funding.
 - Demonstrate the most efficient use of City affordable housing subsidy funds.

In evaluating proposals for development, the City Administrator and the City Council, where feasible, shall give greater consideration to proposals that provide needed commercial or social services, such as access to fresh food, health services or affordable childcare services in communities that lack such services, or needed open space, parks or recreation facilities.

- Approval by ordinance. Pursuant to OMC Section 2.42.190, the City Council shall authorize the conveyance of the site to the selected purchaser/developer by ordinance. Council may also authorize an exclusive negotiating agreement with the prospective purchaser/developer prior to approval of the disposition.
- Lease vs. sale. Pursuant to Council policy (Resolution No. 85324 C.M.S.), a ground lease of the site shall be preferred over a fee sale.
- DDA/LDDA. Pursuant to OMC Section 2.42.190, the City and the purchaser/developer shall enter into a binding disposition and development agreement, lease disposition or development agreement, or similar agreement governing the transaction. Such agreement or agreements shall set forth the terms and conditions of the disposition of the property, the obligations of the purchaser to develop the agreed-upon project, and any long-term restrictions on the use of the property.
- Required regulatory agreement terms. Restrictions on the rents or sale prices and occupancy of affordable housing units shall be included in the form of a regulatory agreement or other agreement as recorded covenants running with the land for a minimum 55-year term of affordability. The recorded covenants shall require the owner of the affordable housing units to comply with the preference policy for tenant selection in multifamily affordable housing projects as set forth in Chapter 15.63, Article I, of the OMC. Any such agreement shall include provisions that (1) prohibit the owner from generating, conveying, or

asserting condominium conversion rights with respect to any of those units, and (2) prohibit the owner from discriminating in the sale or rental of residential units on the basis of race, color, ancestry, national origin, religion, age (other than senior housing as permitted by law), sex, sexual preference, marital status, AIDS or AIDS-related complex, physical or mental disability, immigration status, source of income (including participation in rental housing subsidy programs), or any other basis prohibited by applicable law. The recorded covenants shall further provide that the owner is prohibited from inquiring about criminal history at initial application for tenancy and must engage in an individualized assessment of any criminal history of an applicant, pursuant to fair chance regulations for tenant selection in affordable housing adopted by the City Administrator.

- Nondiscrimination. The purchaser/developer and its contractors, successors in interest, and lessees (1) shall be prohibited from discriminating in employment on the basis of race, color, ancestry, national origin, religion, age, sex, sexual preference, marital status, AIDS or AIDS-related complex, physical or mental disability, or any other basis prohibited by applicable law; (2) shall be prohibited from retaliating against, threatening, or harassing employees based on immigration status; and (3) shall be required to comply with state law fair chance employment requirements codified in California Government Code Section 12952.
- Setaside of proceeds. For sites disposed of for affordable housing or commercial/mixed use development, at least forty percent (40%) of any net unrestricted proceeds (if any) received by the City from the disposition of each of these sites shall be deposited into the Affordable Housing Trust Fund established under Chapter 15.62 of the OMC, or shall otherwise be used to provide a subsidy for the development of affordable housing on the property or elsewhere. For sites disposed of for market rate residential development, at least eighty percent (80%) of any net unrestricted proceeds received by the City from the disposition shall be deposited into the Affordable Housing Trust Fund. For purposes of this section, "net unrestricted proceeds" shall mean those cash proceeds received by the City (including without limitation sales proceeds in the case of a fee sale and rent proceeds in the case of a long-term lease), net of third-party transaction costs, less those proceeds that are restricted by statutory law, contract, or bond covenants to a particular use other than affordable housing, and less those proceeds that were earmarked by the City Council when the disposition was approved either for redevelopment of the real property that was sold, or for replacement (on-site or off-site) of City facilities that would be lost as a result of the transaction. The amount of net unrestricted proceeds set aside into the Affordable Housing Trust Fund shall be reduced by the value of any subsidy provided by the City to support the acquisition or the development of affordable housing on the site. For purposes of this section, a "subsidy" means a grant, a below-market loan (including a loan with a below-market interest rate, a deferred payment loan, a surplus cashflow loan, or mortgage assistance), or a land writedown or other below-market conveyance of the real property.

and be it

FURTHER RESOLVED: That any change to the designation of sites set forth in Exhibit A must be approved by Council by resolution or ordinance; and be it

FURTHER RESOLVED: That, for additional City-owned properties over 5,000 square feet that become available for disposition after the date of this Resolution (not including properties for which an exclusive negotiating agreement, disposition and development agreement, or lease disposition and development agreement have been approved as of the date of this Resolution), the following shall apply:

- The City Administrator shall initially determine whether the property should be conveyed for development, and, if so, which of the development categories set forth in this Resolution would be most appropriate for the property. In making such determination, the City Administrator shall consider the input of community stakeholders, as well as evaluate the development potential of the property in view of its size, location, adjacent uses, zoning, topography, and environmental condition.
- The City Administrator may recommend that the property be added to this adopted strategy. Council will make the final decision by resolution adding the property to this strategy and designating the anticipated development use of the site.
- The City shall then follow the applicable policies set forth in this Resolution for disposition of the site.

and be it

FURTHER RESOLVED: That, regardless of the percentage of units provided as affordable housing for each individual site, the City shall ensure that, in the aggregate, for all dispositions of sites pursuant to this strategy, a minimum of twenty percent (20%) of the total residential units developed on such sites are affordable to households, on average, that are at or below 80 percent of area median income; and be it

FURTHER RESOLVED: That the City Administrator is directed to bring back an ordinance amending the City's property disposition rules in the OMC, as necessary, to reflect the strategy and policies adopted by this Resolution; and be it

FURTHER RESOLVED: That the City Council finds and determines, after independent review and consideration, that adoption of this strategy and policy complies with the California Environmental Quality Act ("CEQA") because this action on the part of the City is exempt from CEQA pursuant to Section 15262 (feasibility and planning studies), Section 15306 (information collection), and Section 15601(b)(3) (general rule) of the CEQA Guidelines; and that the City Administrator or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this action; and be it

Attachment A: Draft of Staff's Proposed Resolution

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator or his or her designee to take action to implement this strategy and policy consistent with the Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN,
KALB, KAPLAN, AND PRESIDENT REID

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

**RESOLUTION ADOPTING A CITY REAL PROPERTY DISPOSITION AND
DEVELOPMENT STRATEGY AND POLICY**

EXHIBIT A

City-owned development sites

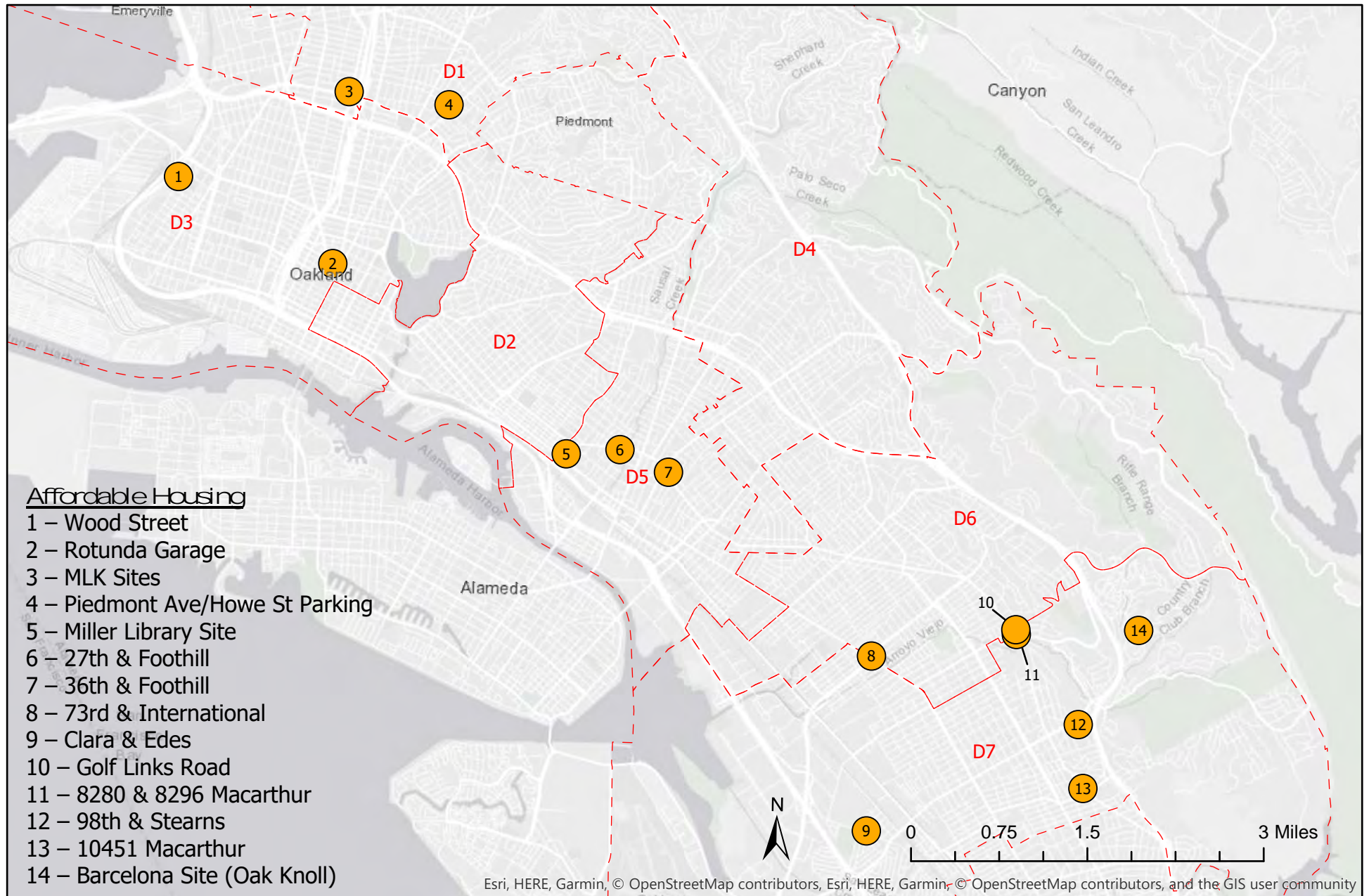
100% Affordable (Below Market Rate) Housing Sites		APN
1	Wood Street	18-310-7-7; 18-310-14
2	Rotunda Garage Remainder	008-0620-009-03
3	MLK Sites	12-964-4; 12-964-5
4	Piedmont Ave/Howe St Parking	012-0993-004; 012-0993-005; 012-0993-006-01
5	Miller Library Site	20-153-6
6	27th & Foothill	025-0733-008-02; 025-0733-008-03
7	36th & Foothill	032-2084-050; 032-2084-051; 032-2115-037-01; 032-2115-038-01
8	73rd & International	040-3317-032; 040-3317-048-13
9	Clara & Edes	044-5014-005; 044-5014-006-03
10	Golf Links Road	043A464400202; 043A464402509 ; 043A-4644-099-2
11	8280 & 8296 MacArthur	043A-4644-026; 043A-4644-028
12	98th & Stearns	48-5617-9-1; 48-5617-10-4
13	10451 MacArthur	047-5576-007-3
14	Barcelona Site (Oak Knoll)	048-6870-002
<u>Market Rate Residential Sites</u>		
15	1800 San Pablo	008-0642-018
<u>Commercial/Mixed-Use Sites</u>		
16	Clay St Garage	3-67-4
17	1911 Telegraph	008-0716-058
18	Fire Alarm Bldg	2-91-1
19	Old Fire Station #24	48F-7361-11; 48F-7361-12
20	66th & San Leandro	041-4056-004-04

Attachment B

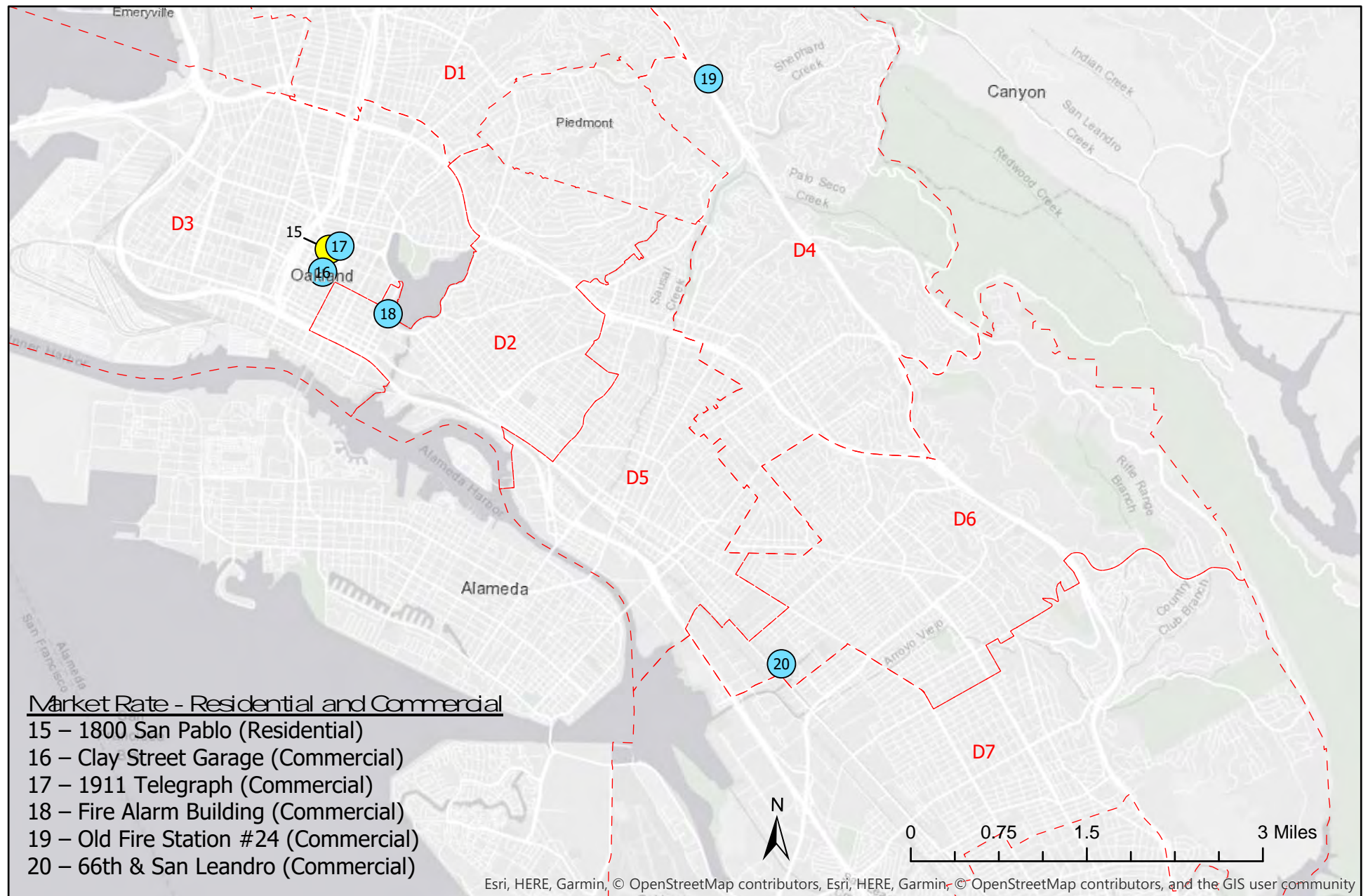
Maps of 28 Sites Identified for Future Disposition and Development

[illegible]

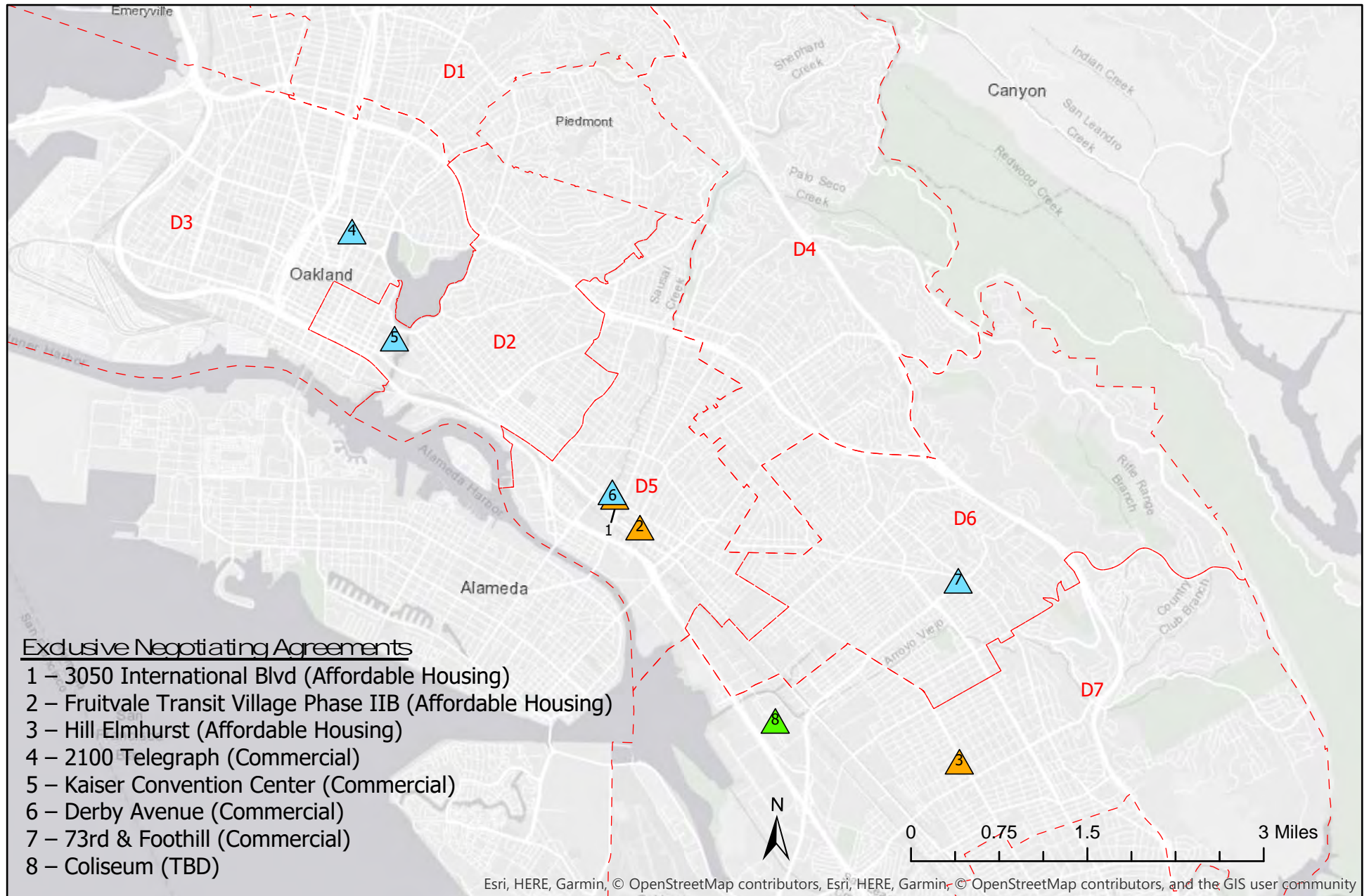
Affordable Housing (PLS Proposed)



Market Rate - Residential and Commercial (PLS Proposed)



Exclusive Negotiating Agreements (ENAs)



Attachment C

20 Sites Categorized for Future Development Under Alternative Scenarios:

(1) Staff's Public Lands Strategy

(2a) CWN Proposal Fixed

(2b) CWN Proposal Flexible

(3) Surplus Land Act 15% Inclusionary

PUBLIC LANDS STRATEGY (Staff proposal)

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
	<u>BMR Housing (LIHTC)</u>						
[1]	Wood Street	147,081	292	-	-	(\$29.7M)	\$0
	Rotunda Garage Remainder	6,697	25	-	-	(\$2.5M)	\$0
[1]	MLK Sites	9,125	21	-	-	(\$2.1M)	\$0
	Piedmont Ave/Howe St Parking	43,532	97	-	-	(\$9.9M)	\$0
	Miller Library Site	11,969	10	-	-	(\$1.0M)	\$0
	27th & Foothill	22,581	51	-	-	(\$5.2M)	\$0
	36th & Foothill	34,164	76	-	-	(\$7.7M)	\$0
	73rd & International	5,435	13	-	-	(\$1.3M)	\$0
	Clara & Edes	26,311	32	-	-	(\$3.3M)	\$0
	Golf Links Road	32,038	40	-	-	(\$4.1M)	\$0
	8280 & 8296 MacArthur	12,720	8	-	-	(\$.8M)	\$0
	98th & Stearns	20,614	6	-	-	(\$.6M)	\$0
	10451 MacArthur	23,000	52	-	-	(\$5.3M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	23	-	-	(\$2.3M)	\$0
	Subtotal 100% BMR Housing	600,604	746	-	-	(\$75.9M)	\$0
[3]	<u>Market Rate Residential</u>						
[4]	1800 San Pablo	44,347	-	492	-	\$20.6M	\$2.4M
	Subtotal Market Rate Residential	44,347	-	492	-	\$20.6M	\$2.4M
[3]	<u>Commercial/Office</u>						
[4] [9]	Clay St Garage	29,000	-	-	130,400	\$3.2M	\$3.9M
[4] [9]	1911 Telegraph	45,121	-	-	902,420	\$11.1M	\$8.8M
[5] [9]	Fire Alarm Bldg	31,031	-	-	93,093	\$3.2M	\$4.2M
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0.5M	\$0.8M
[6]	66th & San Leandro	274,428	-	-	274,428	\$5.3M	\$5.8M
	Subtotal Commercial/Office	419,115	-	-	1,420,341	\$23.4M	\$23.4M
	All Sites	1,064,066	746	492	1,420,341	(\$31.9M)	\$25.9M
			<i>Total Units</i>	<i>1,238</i>			
			<i>% BMR</i>	<i>60%</i>			

Notes:

- [1] RFP underway as of June 2018
- [2] More residential units can be allowed if current zoning is amended
- [3] Market-rate sale & development to generate funds for the City subsidy required (~\$76M) to build affordable housing on 100% BMR sites
- [4] Site located in the census tract with the 2nd highest concentration of affordable housing in City
- [5] Historical building
- [6] Zoned industrial and represents 26% of land in portfolio
- [7] No feasible housing proposal received from RFP
- [8] Hayward fault runs through site
- [9] For vibrant downtown, need to balance residential growth with commercial/office development

** All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumption.*

CWN PROPOSAL - FIXED

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
[0]	40% @ CWN Tiers						
[1]	Wood Street	147,081	117	175	-	(\$23.6M)	\$0
	Rotunda Garage Remainder	6,697	10	15	-	(\$0.9M)	\$0
[1]	MLK Sites	9,125	8	13	-	(\$0.7M)	\$0
	Piedmont Ave/Howe St Parking	43,532	39	58	-	\$1.7M	\$1.7M
	Miller Library Site	11,969	4	6	-	\$0.1M	\$0.1M
	27th & Foothill	22,581	20	31	-	(\$3.4M)	\$0
	36th & Foothill	34,164	30	46	-	(\$5.1M)	\$0
	73rd & International	5,435	5	8	-	(\$0.7M)	\$0
	Clara & Edes	26,311	13	19	-	(\$1.8M)	\$0
	Golf Links Road	32,038	16	24	-	(\$2.2M)	\$0
	8280 & 8296 MacArthur	12,720	3	5	-	\$0.1M	\$0.1M
	98th & Stearns	20,614	2	4	-	\$0.7M	\$0.7M
	10451 MacArthur	23,000	21	31	-	(\$3.6M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	9	14	-	\$0.0M	\$0.0M
	1800 San Pablo	44,347	40	59	-	\$0.1M	\$0.1M
	Clay St Garage	29,000	26	39	-	\$0.4M	\$0.4M
	1911 Telegraph	45,121	40	61	-	\$1.3M	\$1.3M
	Fire Alarm Bldg	31,031	28	41	-	\$0.4M	\$0.4M
	Subtotal 40% @ CWN Tiers	750,103	431	649	-	(\$37.2M)	\$4.7M
	Commercial/Office						
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0.6M	\$0.6M
[6]	66th & San Leandro	274,428	-	-	274,428	\$3.8M	\$2.3M
	Subtotal Commercial/Office	313,963	-	-	294,428	\$4.5M	\$3.0M
	All Sites	1,064,066	431	649	294,428	(\$32.8M)	\$7.7M
			<i>Total Units</i>	<i>1,080</i>			
			<i>% BMR</i>	<i>40%</i>			

Notes:

[0] The CWN proposal dated April 2018 requires that 40% of residential units per site must be affordable at the following "tiers": (1) at least 5% of total units must be affordable at or below 30% AMI, (2) at least 10% of total units must be affordable at or below 60% AMI, and (3) no more than 10% of affordable units may be between 81 and 120% of AMI. The 40% affordability requirement per site may be reduced to 15% if equivalent in lieu fee payments are made to the AHTF ("CWN Flexible"). However, even with this flexibility, 40% of residential units portfolio-wide must be affordable at the aforementioned tiers.

[1] RFP underway as of June 2018

[6] Zoned industrial and represents 26% of land in portfolio

[7] No feasible housing proposal received from RFP

[8] Hayward fault runs through site

** All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumption.*

CWN PROPOSAL - FLEXIBLE

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
[0]	<u>100% BMR Housing</u>						
[1]	Wood Street	147,081	292	-	-	(\$34.5M)	\$0
	Piedmont Ave/Howe St Parking	43,532	97	-	-	(\$11.5M)	\$0
	27th & Foothill	22,581	51	-	-	(\$5.2M)	\$0
	36th & Foothill	34,164	76	-	-	(\$7.7M)	\$0
	8280 & 8296 MacArthur	12,720	8	-	-	(\$.8M)	\$0
	10451 MacArthur	23,000	52	-	-	(\$5.3M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	23	-	-	(\$2.3M)	\$0
	1800 San Pablo	44,347	99	-	-	(\$11.7M)	\$0
	Subtotal 100% BMR Housing	532,762	698	-	-	(\$79.0M)	\$0
	<u>15% @ CWN Tiers</u>						
[1]	Rotunda Garage Remainder	6,697	4	21	-	\$0.7M	\$0.1M
	MLK Sites	9,125	3	18	-	\$0.6M	\$0
	Miller Library Site	11,969	1	8	-	\$0.6M	\$0.3M
	73rd & International	5,435	2	11	-	\$0.0M	\$0
	Clara & Edes	26,311	5	25	-	\$0.0M	\$0
	Golf Links Road	32,038	6	34	-	\$0.1M	\$0
	98th & Stearns	20,614	1	5	-	\$0.9M	\$0.8M
	Clay St Garage	29,000	10	55	-	\$3.4M	\$1.7M
	1911 Telegraph	45,121	15	86	-	\$6.0M	\$3.4M
	Fire Alarm Bldg	31,031	10	59	-	\$3.7M	\$2.0M
	Subtotal 15% @ CWN Tiers	217,341	57	322	-	\$16.1M	\$8.2M
	<u>Commercial/Office</u>						
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0.6M	\$0.6M
[6]	66th & San Leandro	274,428	-	-	274,428	\$3.8M	\$2.3M
	Subtotal Commercial/Office	313,963	-	-	294,428	\$4.5M	\$3.0M
	All Sites	1,064,066	755	322	294,428	(\$58.5M)	\$11.2M
			<i>Total Units</i>	<i>1,077</i>			
			<i>% BMR</i>	<i>70%</i>			

Notes:

[0] The CWN proposal dated April 2018 requires that 40% of residential units per site must be affordable at the following "tiers": (1) at least 5% of total units must be affordable at or below 30% AMI, (2) at least 10% of total units must be affordable at or below 60% AMI, and (3) no more than 10% of affordable units may be between 81 and 120% of AMI. The 40% affordability requirement per site may be reduced to 15% if equivalent in lieu fee payments are made to the AHTF ("CWN Flexible"). However, even with this flexibility, 40% of residential units portfolio-wide must be affordable at the aforementioned tiers.

[1] RFP underway as of June 2018

[6] Zoned industrial and represents 26% of land in portfolio

[7] No feasible housing proposal received from RFP

[8] Hayward fault runs through site

** All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumption.*

SURPLUS LANDS MINIMUM**

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
	<u>15% @ 80% AMI (All low-rise)</u>						
[1]	Wood Street	147,081	41	235	-	\$2.6M	\$0
	Rotunda Garage Remainder	6,697	4	21	-	\$0	\$0.4M
[1]	MLK Sites	9,125	3	18	-	\$0.4M	\$0
	Piedmont Ave/Howe St Parking	43,532	15	82	-	\$0	\$11.9M
	27th & Foothill	22,581	8	43	-	(\$.8M)	\$0
	36th & Foothill	34,164	11	65	-	(\$.9M)	\$0
	73rd & International	5,435	2	11	-	(\$.0M)	\$0
	Clara & Edes	26,311	5	25	-	(\$.1M)	\$0
	Golf Links Road	32,038	6	34	-	(\$.1M)	\$0
	10451 MacArthur	23,000	8	44	-	(\$.8M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	3	19	-	\$0.1M	\$0.4M
	1800 San Pablo	44,347	15	84	-	\$0	\$8.8M
	Clay St Garage	29,000	10	55	-	\$0	\$4.3M
	1911 Telegraph	45,121	15	86	-	\$0	\$11.3M
	Fire Alarm Bldg	31,031	10	59	-	\$0	\$4.7M
	Subtotal 15% @ 80% AMI	704,800	156	881	-	\$0.5M	\$41.9M
	<u>Market Rate Residential</u>						
	Miller Library Site	11,969	-	7	-	\$0.1M	\$1.1M
	8280 & 8296 MacArthur	12,720	-	8	-	\$0.1M	\$0.8M
	98th & Stearns	20,614	-	4	-	\$0.0M	\$1.9M
	Subtotal Market Rate Residential	45,303	-	19	-	\$0.2M	\$3.8M
	<u>Commercial/Office</u>						
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0	\$1.3M
[6]	66th & San Leandro	274,428	-	-	274,428	\$1.5M	\$9.6M
	Subtotal Commercial/Office	313,963	-	-	294,428	\$1.5M	\$10.9M
	All Sites	1,064,066	156	900	294,428	\$2.2M	\$56.5M
			<i>Total Units</i>	<i>1,056</i>			
			<i>% BMR</i>	<i>15%</i>			

Notes:

[1] RFP underway as of June 2018

[6] Zoned industrial and represents 26% of land in portfolio

[7] No feasible housing proposal received from RFP

[8] Hayward fault runs through site

** The California Surplus Lands Act requires that land no longer in City use be offered for affordable housing and if a proposal is received then at least 15% of residential units (if 10 or more) must be made affordable to low income households (80% or less of AMI).

* All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumptions

Attachment D

Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

COMPARISON OF SCENARIOS FOR FUTURE DEVELOPMENT (20 SITES, EXCLUDING COLISEUM)

Scenario:	1a) Full Market Value		1b) Full Market Value		2) Surplus Lands Minimum		3) Staff Public Lands Strategy >=20% BMR Portfolio-Wide 40% - 80%		4a) CWN Fixed		4b) CWN Flexible		5) All Affordable	
Target BMR Onsite:	0%		0%		15% at 80% AMI				40% BMR tiered		15% Onsite Minimum		100% at 60% AMI	
% Proceeds to AHTF:	0%		100%		0%				50%		50%		50%	
Total/Percent	Formula		Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Total Land Sale Proceeds to City			\$91M		\$91M		\$60M [1]		\$51M [1]		\$16M [2]		\$22M [2]	
Funds Generated to AHTF														
Land Sale Proceeds			\$14M	28%	\$91M	71%	\$3M	64%	\$25M	58%	\$8M	84%	\$11M	55%
Impact Fees			\$36M	72%	\$36M	29%	\$2M	36%	\$19M	42%	\$1M	16%	\$1M	7%
In Lieu Fees			\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$8M	38%
Total Funds Generated to AHTF	<i>a</i>		\$51M	100%	\$127M	100%	\$5M	100%	\$44M	100%	\$9M	100%	\$21M	100%
Funds Available for Other City Purposes														
Redevelopment Bond Fund			\$44M	57%	\$0	0%	\$31M	55%	\$17M	66%	\$4M	48%	\$6M	52%
General Purpose Fund			\$33M	43%	\$1M	100%	\$25M	45%	\$9M	34%	\$4M	52%	\$5M	48%
Total Funds Available for Other City Purposes			\$77M	100%	\$1M	100%	\$56M	100%	\$26M	100%	\$8M	100%	\$11M	100%
City Subsidy Needed for Onsite Affordable Units														
Unit Production and Local Programs [3]	<i>b</i>		\$0		\$0		(\$3M)		(\$76M)		(\$42M)		(\$79M)	
Net AHTF Funding Generated/(Subsidy Required)	<i>c = a-b</i>		\$51M		\$127M		\$2M		(\$32M)		(\$33M)		(\$59M)	
Onsite Units Created														
Market Rate			1,751	100%	1,751	100%	900	85%	492	40%	649	60%	322	30%
BMR			0	0%	0	0%	156	15%	746	60%	431	40%	755	70%
Total Onsite Units			1,751	100%	1,751	100%	1,056	100%	1,238	100%	1,080	100%	1,077	100%
BMR Units														
On City Land			0	0%	0	0%	156	90%	746	100%	431	100%	755	100%
Offsite (Funded) [6]	<i>d = c/\$125k</i>		405	100%	1,018	100%	18	10%	0	0%	0	0%	0	0%
Total BMR Units Supported			405	100%	1,018	100%	174	100%	746	100%	431	100%	755	100%
Total Units Created/Funded			2,156	100%	2,769	100%	1,074	100%	1,238	100%	1,080	100%	1,077	100%
Total BMR as % of All Units				19%		37%		16%		60%		40%		70%

Notes:

[1] Accounts for labor costs of local programs for projects where land sale is discounted.

[2] Accounts for labor costs of local programs for market rate and affordable projects, as well as cost of PLA

[3] Local programs are required for any projects where land sale is discounted.

[4] Per Councilmember proposal, PLA applies to all residential projects of at least 80 units and all nonresidential projects of at least \$40 million in construction costs.

While projects receiving A1 funds must apply PLA, any A1 funds awarded would cover the cost of PLA

[5] Assumes local programs apply to all market rate residential projects of at least 80 units and all nonresidential projects of at least \$40 million in construction costs

[6] All scenarios assume total costs of developing one affordable housing unit offsite in a 100% affordable project at \$125,000, based on 10 projects in most recent NOFA solicitation.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]
Site	Property Program/Information					Land Value		Impact Fees		Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	100% BMR Housing Subsidy [1] [B] x [b]	Land Sale Proceeds to AHTF [E] x [c] or d]	Jobs/ Housing Impact Fee	Affordable Housing Impact Fee [C] x [a]	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes

STAFF PUBLIC LANDS STRATEGY

BMR Housing (LIHTC)

Wood Street	147,081	292	-	-	\$11.8M	(\$29.7M)	-	-	-	(\$29.7M)	-
Rotunda Garage Remainder	6,697	25	-	-	\$1.3M	(\$2.5M)	-	-	-	(\$2.5M)	-
MLK Sites	9,125	21	-	-	\$1.1M	(\$2.1M)	-	-	-	(\$2.1M)	-
Piedmont Ave/Howe St Parking	43,532	97	-	-	\$15.2M	(\$9.9M)	-	-	-	(\$9.9M)	-
Miller Library Site	11,969	10	-	-	\$1.1M	(\$1.0M)	-	-	-	(\$1.0M)	-
27th & Foothill	22,581	51	-	-	\$1.0M	(\$5.2M)	-	-	-	(\$5.2M)	-
36th & Foothill	34,164	76	-	-	\$1.5M	(\$7.7M)	-	-	-	(\$7.7M)	-
73rd & International	5,435	13	-	-	\$0.4M	(\$1.3M)	-	-	-	(\$1.3M)	-
Clara & Edes	26,311	32	-	-	\$1.1M	(\$3.3M)	-	-	-	(\$3.3M)	-
Golf Links Road	32,038	40	-	-	\$1.3M	(\$4.1M)	-	-	-	(\$4.1M)	-
8280 & 8296 MacArthur	12,720	8	-	-	\$0.8M	(\$0.8M)	-	-	-	(\$0.8M)	-
98th & Stearns	20,614	6	-	-	\$1.9M	(\$0.6M)	-	-	-	(\$0.6M)	-
10451 MacArthur	23,000	52	-	-	\$1.0M	(\$5.3M)	-	-	-	(\$5.3M)	-
Barcelona Site (Oak Knoll)	205,337	23	-	-	\$2.6M	(\$2.3M)	-	-	-	(\$2.3M)	-
Subtotal 100% BMR Housing	600,604	746	-	-	\$42.1M	(\$75.9M)	-	-	-	(\$75.9M)	-

Market Rate Residential

1800 San Pablo	44,347	-	492	-	\$12.2M	-	\$9.8M	-	\$10.8M	\$20.6M	\$2.4M
Subtotal Market Rate Residential	44,347	-	492	-	\$12.2M	-	\$9.8M	-	\$10.8M	\$20.6M	\$2.4M

Commercial/Office

Clay St Garage	29,000	-	-	130,400	\$6.5M	-	\$2.6M	\$0.6M	-	\$3.2M	\$3.9M
1911 Telegraph	45,121	-	-	902,420	\$14.7M	-	\$5.9M	\$5.3M	-	\$11.1M	\$8.8M
Fire Alarm Bldg	31,031	-	-	93,093	\$7.0M	-	\$2.8M	\$0.4M	-	\$3.2M	\$4.2M
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	\$0.5M	-	-	\$0.5M	\$0.8M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	\$3.8M	\$1.5M	-	\$5.3M	\$5.8M
Subtotal Commercial/Office	419,115	-	-	1,420,341	\$39.0M	-	\$15.6M	\$7.8M	-	\$23.4M	\$23.4M

All Sites	1,064,066	746	492	1,420,341	\$93.3M	(\$75.9M)	\$25.4M	\$7.8M	\$10.8M	(\$31.9M)	\$25.9M
------------------	------------------	------------	------------	------------------	----------------	------------------	----------------	---------------	----------------	------------------	----------------

Affordable Housing % of Total Units

60%

Assumptions:

[a] Affordable Housing Impact Fee per Unit	\$22,000
[b] LIHTC Housing Subsidy	\$101,752
[c] Portion of Land Proceeds to AHTF (Res.)	80%
[d] Portion of Land Proceeds to AHTF (Comm.)	40%

Notes:

[1] Estimated at \$125,000 per unit less estimated acquisition cost per unit of \$23,248.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]
Site	Property Program/Information					Land Value	Local Hire and PLA			Impact Fees	Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	100% BMR Housing Subsidy [1] + [B] x [b]	Local Hire	PLA	Gross Land Proceeds to/Subsidy Required from AHTF	Jobs/Housing or Aff. Housing Impact Fee	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes

STAFF PUBLIC LANDS STRATEGY (WITH PROJECT LABOR AGREEMENTS ON 5 SITES)

BMR Housing (LIHTC)

Wood Street	147,081	292	-	-	\$11.8M	(\$29.7M)	-	(\$4.8M)	(\$34.5M)	-	(\$34.5M)	-
Rotunda Garage Remainder	6,697	25	-	-	\$1.3M	(\$2.5M)	-	-	(\$2.5M)	-	(\$2.5M)	-
MLK Sites	9,125	21	-	-	\$1.1M	(\$2.1M)	-	-	(\$2.1M)	-	(\$2.1M)	-
Piedmont Ave/Howe St Parking	43,532	97	-	-	\$15.2M	(\$9.9M)	-	(\$1.6M)	(\$11.5M)	-	(\$11.5M)	-
Miller Library Site	11,969	10	-	-	\$1.1M	(\$1.0M)	-	-	(\$1.0M)	-	(\$1.0M)	-
27th & Foothill	22,581	51	-	-	\$1.0M	(\$5.2M)	-	-	(\$5.2M)	-	(\$5.2M)	-
36th & Foothill	34,164	76	-	-	\$1.5M	(\$7.7M)	-	-	(\$7.7M)	-	(\$7.7M)	-
73rd & International	5,435	13	-	-	\$0.4M	(\$1.3M)	-	-	(\$1.3M)	-	(\$1.3M)	-
Clara & Edes	26,311	32	-	-	\$1.1M	(\$3.3M)	-	-	(\$3.3M)	-	(\$3.3M)	-
Golf Links Road	32,038	40	-	-	\$1.3M	(\$4.1M)	-	-	(\$4.1M)	-	(\$4.1M)	-
8280 & 8296 MacArthur	12,720	8	-	-	\$0.8M	(\$0.8M)	-	-	(\$0.8M)	-	(\$0.8M)	-
98th & Stearns	20,614	6	-	-	\$1.9M	(\$0.6M)	-	-	(\$0.6M)	-	(\$0.6M)	-
10451 MacArthur	23,000	52	-	-	\$1.0M	(\$5.3M)	-	-	(\$5.3M)	-	(\$5.3M)	-
Barcelona Site (Oak Knoll)	205,337	23	-	-	\$2.6M	(\$2.3M)	-	-	(\$2.3M)	-	(\$2.3M)	-
Subtotal 100% BMR Housing	600,604	746	-	-	\$42.1M	(\$75.9M)	-	(\$6.4M)	(\$82.3M)	-	(\$82.3M)	-

Market Rate Residential

1800 San Pablo	44,347	-	492	-	\$12.2M	-	(\$10.9M)	(\$10.9M)	(\$9.6M)	\$10.8M	\$1.2M	-
Subtotal Market Rate Residential	44,347	-	492	-	\$12.2M	-	(\$10.9M)	(\$10.9M)	(\$9.6M)	\$10.8M	\$1.2M	-

Commercial/Office

Clay St Garage	29,000	-	-	130,400	\$6.5M	-	-	-	\$2.6M	\$0.6M	\$3.2M	\$3.9M
1911 Telegraph	45,121	-	-	902,420	\$14.7M	-	(\$18.0M)	(\$18.0M)	(\$21.4M)	\$5.3M	(\$16.2M)	-
Fire Alarm Bldg	31,031	-	-	93,093	\$7.0M	-	-	-	\$2.8M	\$0.4M	\$3.2M	\$4.2M
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	\$0.5M	-	\$0.5M	\$0.8M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	(\$2.5M)	(\$2.5M)	\$1.9M	\$1.5M	\$3.4M	\$2.8M
Subtotal Commercial/Office	419,115	-	-	1,420,341	\$39.0M	-	(\$20.5M)	(\$20.5M)	(\$13.7M)	\$7.8M	(\$5.9M)	\$11.7M

All Sites	1,064,066	746	492	1,420,341	\$93.3M	(\$75.9M)	(\$31.4M)	(\$37.8M)	(\$105.6M)	\$18.6M	(\$87.0M)	\$11.7M
------------------	------------------	------------	------------	------------------	----------------	------------------	------------------	------------------	-------------------	----------------	------------------	----------------

Affordable Housing % of Total Units

60%

Assumptions:

[a] Affordable Housing Impact Fee per Unit	\$22,000
[b] LIHTC Housing Subsidy	\$101,752
[c] Portion of Land Proceeds to AHTF (Res.)	80%
[d] Portion of Land Proceeds to AHTF (Comm.)	40%
[e] High-Rise Construction Cost per Unit	\$444,000
[f] Low-Rise Construction Cost per Unit	\$328,000
[h] Local Hire Inflation	5%
[i] PLA Inflation	5%

Notes:

[1] Estimated at \$125,000 per unit less estimated acquisition cost per unit of \$23,248.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]
	Project Program				Land Value		Local Hire and PLA			Impact Fees	Net Funding	
Site	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	+ BMR Housing Value Impact [B] x [a] or [b]	+ Local Hire	+ PLA	= Gross Land Proceeds to/Subsidy Required from AHMF	+ Jobs/Housing Impact Fee	= Net AHMF Funding Generated/Subsidy Required	+ Funds Available for Other City Purposes

CWN PROPOSAL - FIXED

40% @ CWN Tiers

Wood Street	147,081	117	175	-	\$11.8M	(\$25.8M)	(\$4.8M)	(\$4.8M)	(\$23.6M)	-	(\$23.6M)	-
Rotunda Garage Remainder	6,697	10	15	-	\$1.3M	(\$2.2M)	-	-	(\$0.9M)	-	(\$0.9M)	-
MLK Sites	9,125	8	13	-	\$1.1M	(\$1.8M)	-	-	(\$0.7M)	-	(\$0.7M)	-
Piedmont Ave/Howe St Parking	43,532	39	58	-	\$15.2M	(\$8.6M)	(\$1.6M)	(\$1.6M)	\$1.7M	-	\$1.7M	\$1.7M
Miller Library Site	11,969	4	6	-	\$1.1M	(\$0.9M)	-	-	\$0.1M	-	\$0.1M	\$0.1M
27th & Foothill	22,581	20	31	-	\$1.0M	(\$4.4M)	-	-	(\$3.4M)	-	(\$3.4M)	-
36th & Foothill	34,164	30	46	-	\$1.5M	(\$6.6M)	-	-	(\$5.1M)	-	(\$5.1M)	-
73rd & International	5,435	5	8	-	\$0.4M	(\$1.1M)	-	-	(\$0.7M)	-	(\$0.7M)	-
Clara & Edes	26,311	13	19	-	\$1.1M	(\$2.9M)	-	-	(\$1.8M)	-	(\$1.8M)	-
Golf Links Road	32,038	16	24	-	\$1.3M	(\$3.5M)	-	-	(\$2.2M)	-	(\$2.2M)	-
8280 & 8296 MacArthur	12,720	3	5	-	\$0.8M	(\$0.7M)	-	-	\$0.1M	-	\$0.1M	\$0.1M
98th & Stearns	20,614	2	4	-	\$1.9M	(\$0.4M)	-	-	\$0.7M	-	\$0.7M	\$0.7M
10451 MacArthur	23,000	21	31	-	\$1.0M	(\$4.6M)	-	-	(\$3.6M)	-	(\$3.6M)	-
Barcelona Site (Oak Knoll)	205,337	9	14	-	\$2.6M	(\$2.0M)	-	-	\$0.0M	-	\$0.0M	\$0.0M
1800 San Pablo	44,347	40	59	-	\$12.2M	(\$8.8M)	(\$1.6M)	(\$1.6M)	\$0.1M	-	\$0.1M	\$0.1M
Clay St Garage	29,000	26	39	-	\$6.5M	(\$5.7M)	-	-	\$0.4M	-	\$0.4M	\$0.4M
1911 Telegraph	45,121	40	61	-	\$14.7M	(\$8.8M)	(\$1.7M)	(\$1.7M)	\$1.3M	-	\$1.3M	\$1.3M
Fire Alarm Bldg	31,031	28	41	-	\$7.0M	(\$6.2M)	-	-	\$0.4M	-	\$0.4M	\$0.4M
Subtotal 40% @ CWN Tiers	750,103	431	649	-	\$82.4M	(\$95.1M)	(\$9.7M)	(\$9.7M)	(\$37.2M)	-	(\$37.2M)	\$4.7M

Commercial/Office

Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	\$0.6M	-	\$0.6M	\$0.6M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	(\$2.5M)	(\$2.5M)	\$2.3M	\$1.5M	\$3.8M	\$2.3M
Subtotal Commercial/Office	313,963	-	-	294,428	\$10.9M	-	(\$2.5M)	(\$2.5M)	\$3.0M	\$1.5M	\$4.5M	\$3.0M
All Sites	1,064,066	431	649	294,428	\$93.3M	(\$95.1M)	(\$12.1M)	(\$12.1M)	(\$34.3M)	\$1.5M	(\$32.8M)	\$7.7M

Affordable Housing % of Total Units

40%

Assumptions:

[a] LIHTC Housing Subsidy	\$101,752	
[b] Affordable Housing Subsidy for Low-Rise	\$220,625	
[c] Portion of Land Proceeds to AHTF	50%	(except Oak Knoll, which is subject to a compensation agreement)
[d] Low-Rise Construction Cost per Unit	\$328,000	
[e] Local Hire Inflation	5%	
[f] PLA Inflation	5%	

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]	[M]
Site	Project Program				Land Value		Local Hire and PLA			Impact/In Lieu Fees		Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Land Value (Adjusted for Aff. Housing Impact Fee)	BMR Housing Value Impact [1] [B] x [a] or [b]	Local Hire	PLA	= Gross Land Proceeds to/Subsidy Required from AHTF	+ Jobs/Housing Impact Fee	+ In Lieu Fees	= Net AHTF Funding Generated/ Subsidy Required	+ Funds Available for Other City Purposes
CWN PROPOSAL - FLEXIBLE													
BMR Housing (LIHTC)													
Wood Street	147,081	292	-	-	\$11.8M	(\$29.7M)	-	(\$4.8M)	(\$34.5M)	-	-	(\$34.5M)	-
Piedmont Ave/Howe St Parking	43,532	97	-	-	\$15.2M	(\$9.9M)	-	(\$1.6M)	(\$11.5M)	-	-	(\$11.5M)	-
27th & Foothill	22,581	51	-	-	\$1.0M	(\$5.2M)	-	-	(\$5.2M)	-	-	(\$5.2M)	-
36th & Foothill	34,164	76	-	-	\$1.5M	(\$7.7M)	-	-	(\$7.7M)	-	-	(\$7.7M)	-
8280 & 8296 MacArthur	12,720	8	-	-	\$0.8M	(\$0.8M)	-	-	(\$0.8M)	-	-	(\$0.8M)	-
10451 MacArthur	23,000	52	-	-	\$1.0M	(\$5.3M)	-	-	(\$5.3M)	-	-	(\$5.3M)	-
Barcelona Site (Oak Knoll)	205,337	23	-	-	\$2.6M	(\$2.3M)	-	-	(\$2.3M)	-	-	(\$2.3M)	-
1800 San Pablo	44,347	99	-	-	\$12.2M	(\$10.1M)	-	(\$1.6M)	(\$11.7M)	-	-	(\$11.7M)	-
Subtotal 100% BMR Housing	532,762	698	-	-	\$46.2M	(\$71.0M)	-	(\$8.0M)	(\$79.0M)	-	-	(\$79.0M)	-
15% @ CWN Tiers													
Rotunda Garage Remainder	6,697	4	21	-	\$1.8M	(\$1.0M)	-	-	\$0.1M	-	\$0.6M	\$0.7M	\$0.1M
MLK Sites	9,125	3	18	-	\$1.4M	(\$0.8M)	-	-	\$0.1M	-	\$0.5M	\$0.6M	-
Miller Library Site	11,969	1	8	-	\$1.2M	(\$0.3M)	-	-	\$0.3M	-	\$0.2M	\$0.6M	\$0.3M
73rd & International	5,435	2	11	-	\$0.5M	(\$0.5M)	-	-	-	-	\$0.0M	\$0.0M	-
Clara & Edes	26,311	5	25	-	\$1.4M	(\$1.3M)	-	-	-	-	\$0.0M	\$0.0M	-
Golf Links Road	32,038	6	34	-	\$1.7M	(\$1.6M)	-	-	-	-	\$0.1M	\$0.1M	-
98th & Stearns	20,614	1	5	-	\$1.9M	(\$0.3M)	-	-	\$0.8M	-	\$0.2M	\$0.9M	\$0.8M
Clay St Garage	29,000	10	55	-	\$7.7M	(\$2.6M)	-	-	\$1.7M	-	\$1.7M	\$3.4M	\$1.7M
1911 Telegraph	45,121	15	86	-	\$16.6M	(\$3.9M)	(\$1.7M)	(\$1.7M)	\$3.4M	-	\$2.6M	\$6.0M	\$3.4M
Fire Alarm Bldg	31,031	10	59	-	\$8.3M	(\$2.6M)	-	-	\$2.0M	-	\$1.8M	\$3.7M	\$2.0M
Subtotal 15% @ CWN Tiers	217,341	57	322	-	\$42.5M	(\$14.9M)	(\$1.7M)	(\$1.7M)	\$8.3M	-	\$7.7M	\$16.1M	\$8.2M
Commercial/Office													
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	\$0.6M	-	-	\$0.6M	\$0.6M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	(\$2.5M)	(\$2.5M)	\$2.3M	\$1.5M	-	\$3.8M	\$2.3M
Subtotal Commercial/Office	313,963	-	-	294,428	\$10.9M	-	(\$2.5M)	(\$2.5M)	\$3.0M	\$1.5M	-	\$4.5M	\$3.0M
All Sites	1,064,066	755	322	294,428	\$99.5M	(\$85.9M)	(\$4.1M)	(\$12.1M)	(\$67.7M)	\$1.5M	\$7.7M	(\$58.5M)	\$11.2M
Affordable Housing % of Total Units													70%

Assumptions:

[a] LIHTC Housing Subsidy	\$101,752	
[b] Affordable Housing Subsidy for Low-Rise	\$260,652	
[c] Portion of Land Proceeds to AHTF	50%	(except MLK sites, where 100% of land proceeds must go to the AHTF because they were purchased with AHTF funds)
[d] Low-Rise Construction Cost per Unit	\$328,000	
[e] Local Hire Inflation	5%	
[f] PLA Inflation	5%	

Notes:

[1] For BMR housing (LIHTC), estimated at \$125,000 per unit less estimated acquisition cost per unit of \$23,248.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]
Site	Project Program				Land Value			Impact Fees		Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	+ BMR Housing Value Impact [B] x [b]	= Gross Land Proceeds to/Subsidy Required from AHTF	+ Affordable Housing Impact Fee [C] x [a]	+ Jobs/Housing Impact Fee	= Net AHTF Funding Generated/Subsidy Required	+ Funds Available for Other City Purposes
SURPLUS LANDS MINIMUM											
15% @ 80% AMI (All Lowrise)											
Wood Street	147,081	41	235	-	\$11.8M	(\$9.2M)	\$2.6M	-	-	\$2.6M	-
Rotunda Garage Remainder	6,697	4	21	-	\$1.3M	(\$0.9M)	-	-	-	-	\$0.4M
MLK Sites	9,125	3	18	-	\$1.1M	(\$0.7M)	\$0.4M	-	-	\$0.4M	-
Piedmont Ave/Howe St Parking	43,532	15	82	-	\$15.2M	(\$3.4M)	-	-	-	-	\$11.9M
27th & Foothill	22,581	8	43	-	\$1.0M	(\$1.8M)	(\$0.8M)	-	-	(\$0.8M)	-
36th & Foothill	34,164	11	65	-	\$1.5M	(\$2.5M)	(\$0.9M)	-	-	(\$0.9M)	-
73rd & International	5,435	2	11	-	\$0.4M	(\$0.4M)	(\$0.0M)	-	-	(\$0.0M)	-
Clara & Edes	26,311	5	25	-	\$1.1M	(\$1.1M)	(\$0.1M)	-	-	(\$0.1M)	-
Golf Links Road	32,038	6	34	-	\$1.3M	(\$1.3M)	(\$0.1M)	-	-	(\$0.1M)	-
10451 MacArthur	23,000	8	44	-	\$1.0M	(\$1.8M)	(\$0.8M)	-	-	(\$0.8M)	-
Barcelona Site (Oak Knoll)	205,337	3	19	-	\$2.6M	(\$0.7M)	\$0.1M	-	-	\$0.1M	\$0.4M
1800 San Pablo	44,347	15	84	-	\$12.2M	(\$3.4M)	-	-	-	-	\$8.8M
Clay St Garage	29,000	10	55	-	\$6.5M	(\$2.2M)	-	-	-	-	\$4.3M
1911 Telegraph	45,121	15	86	-	\$14.7M	(\$3.4M)	-	-	-	-	\$11.3M
Fire Alarm Bldg	31,031	10	59	-	\$7.0M	(\$2.2M)	-	-	-	-	\$4.7M
Subtotal 15% @ 80% AMI	704,800	156	881	-	\$78.7M	(\$35.0M)	\$0.5M	-	-	\$0.5M	\$41.9M
Market Rate Residential											
Miller Library Site	11,969	-	7	-	\$1.1M	-	-	\$0.1M	-	\$0.1M	\$1.1M
8280 & 8296 MacArthur	12,720	-	8	-	\$0.8M	-	-	\$0.1M	-	\$0.1M	\$0.8M
98th & Stearns	20,614	-	4	-	\$1.9M	-	-	\$0.0M	-	\$0.0M	\$1.9M
Subtotal Market Rate Residential	45,303	-	19	-	\$3.8M	-	-	\$0.2M	-	\$0.2M	\$3.8M
Commercial/Office											
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	-	-	\$1.3M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	-	-	\$1.5M	\$1.5M	\$9.6M
Subtotal Commercial/Office	313,963	-	-	294,428	\$10.9M	-	-	-	\$1.5M	\$1.5M	\$10.9M
All Sites	1,064,066	156	900	294,428	\$93.3M	(\$35.0M)	\$0.5M	\$0.2M	\$1.5M	\$2.2M	\$56.5M
Affordable Housing % of Total Units											15%

Assumptions:

[a] Affordable Housing Impact Fee per Unit	\$22,000	
[b] Affordable Housing Subsidy for Low-Rise	\$224,566	
[c] Portion of Land Proceeds to AHTF	0%	(except Oak Knoll, which is subject to a compensation agreement, and MLK sites and Wood Street, where 100% of land proceeds must go to the AHTF)
[d] Low-Rise Construction Cost per Unit	\$328,000	

Attachment E

Map and Table of Affordable Housing Concentration

Attachment E: Map and Table of Affordable Housing Concentration

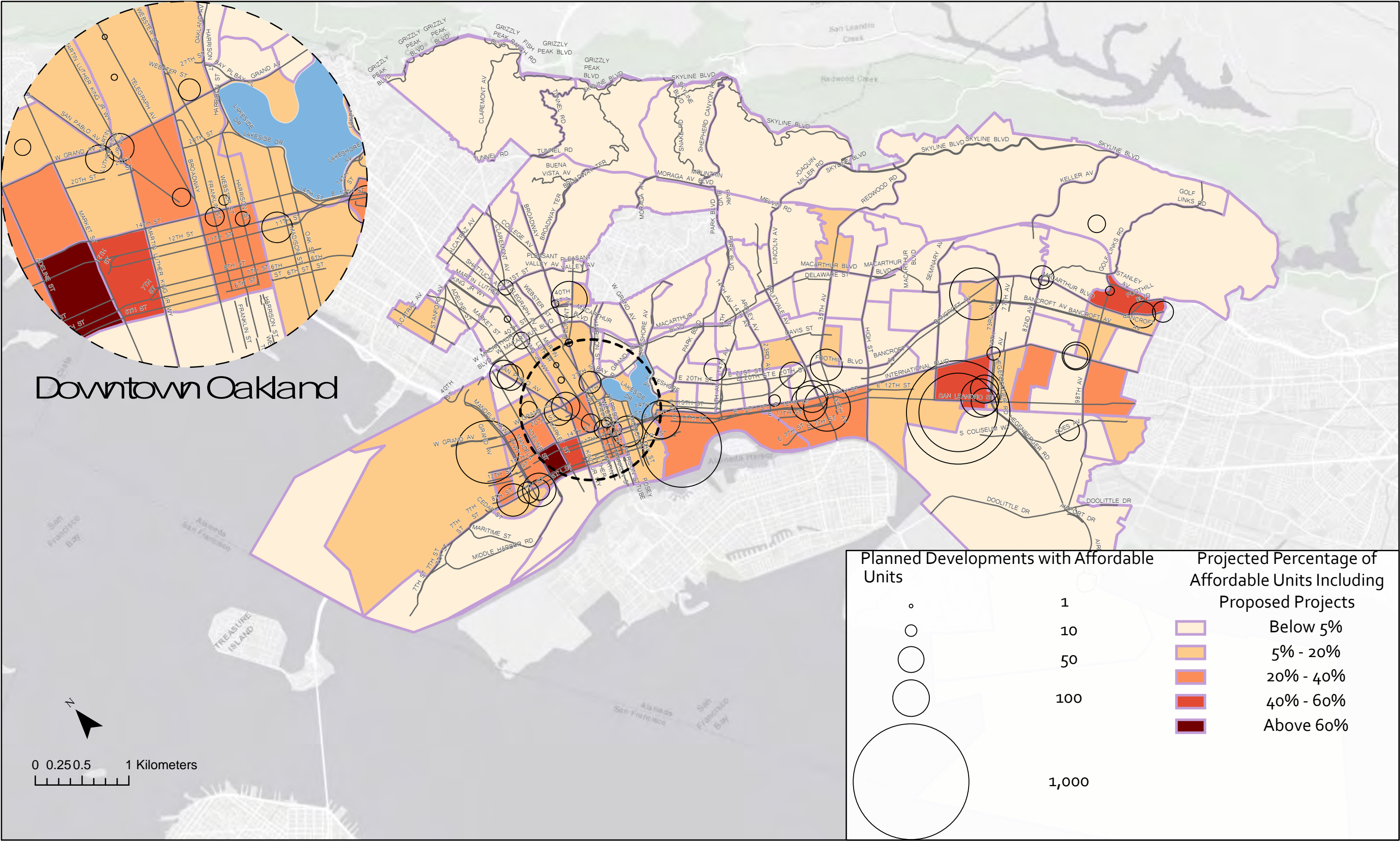
CONCENTRATION OF AFFORDABLE HOUSING

Site	Census Tract	Council District	Current % Affordable [1]	Current Rank % Affordable [2]	Future % Affordable [3]	Future Rank % Affordable [4]
<i>BMR Housing (LIHTC)</i>						
1 Wood Street	4017	3	1.6%	42	13.3%	26
2 Rotunda Garage Remainder	4028	3	56.6%	2	31.9%	9
3 MLK Sites	4010	3	0.1%	57	0.9%	56
4 Piedmont Ave/Howe St Parking	4041.02	1	11.4%	22	16.3%	22
5 Miller Library Site	4062.01	5	2.3%	36	3.0%	46
6 27th & Foothill	4062.02	5	0.0%	59	3.5%	44
7 36th & Foothill	4071.01	5	0.0%	59	6.5%	36
8 73rd & International	4089	7	5.4%	32	6.5%	34
9 Clara & Edes	4090	7	1.1%	45	3.9%	41
10 Golf Links Road	4098	7	1.0%	46	3.8%	43
11 8280 & 8296 MacArthur	4098	7	1.0%	46	3.8%	43
12 98th & Stearns	4101	7	39.8%	8	41.9%	4
13 10451 MacArthur	4102	7	5.3%	33	9.1%	29
14 Barcelona Site (Oak Knoll)	4099	7	0.0%	59	1.0%	53
<i>Market Rate Residential</i>						
15 1800 San Pablo	4028	3	56.6%	2	31.9%	9
<i>Commercial/Office</i>						
16 Clay St Garage	4028	3	56.6%	2	31.9%	9
17 1911 Telegraph	4028	3	56.6%	2	31.9%	9
18 Fire Alarm Bldg	4034	2	7.8%	26	9.0%	31
19 Old Fire Station #24	4045.02	4	0.0%	59	0.4%	59
20 66th & San Leandro	4088	6	40.7%	7	45.4%	3
<i>City-Wide</i>			5.79%		7.84%	

Notes:

- [1] Percentage of rent-restricted affordable housing as a percentage of all housing units.
- [2] Ranked from 1 to 59 with 1 being the highest concentration of affordable housing.
- [3] Future percent and rank after assuming all current construction and planned development, both market rate and affordable are completed.

Attachment E: Map and Table of Affordable Housing Concentration



Attachment F

People's Proposal

Draft as of April 17, 2018

A. COMMUNITY PROCESS

1. All City-owned sites, including former Redevelopment land, land owned jointly by the City and another entity, land received from the state or federal government, above a minimum lot size, are subject to the ordinance, regardless of zoning.
2. Use the Surplus Land Act's minimum lot requirements. For sites smaller than the legal minimum size, the City must notify the community about the site's availability, and a Community Advisory Committee ("CAC") must recommend how such sites are used, including, for example, "safe haven" homeless encampments.
3. The City may not determine suitability of a site for a particular use. Suitability for residential development should be based on consistency with the General Plan land use designation, even if a zoning modification (e.g., increasing allowable density) would be required. The City may not waive any requirements of the ordinance.
4. The City must partner with community-based organizations to engage in a visioning process with community members that helps inform the Request for Proposals.
5. The CAC, with members appointed by the City Council, must provide recommendations to the City Council before any final decision on an RFP, exclusive negotiating agreement, or disposition of City-owned land.
6. The CAC will evaluate whether the project has met all relevant requirements and scoring criteria, and will have meaningful and ongoing oversight of the public land policy implementation and public land development.
7. At a minimum, the CAC would have designated seats for community-based organizations, labor, renters, affordable housing residents, worker center members, homeless/formerly homeless, youth, systems-impacted people (formerly incarcerated, foster youth), and people with disabilities. The committee should also include racial, economic, geographic, gender, age, and educational diversity.
8. All solicitations to dispose of public land (above the minimum lot size) must go through a public competitive process that first favors priority entities.
9. With input from the City, the CAC must develop a list of "priority entities." "Priority entities" must be limited to those that specifically work for the benefit of low-income or other vulnerable communities and at a minimum must include nonprofit affordable housing developers, tenants' rights organizations, homeless advocacy organizations, and community land trusts. "Priority entities" may request in writing that they be added to the list.
10. The City must send a written offer to sell or lease property before disposing of that property to all "priority entities." The process must then follow the Surplus Land Act, including a 60-day window for "priority entities" to submit proposals and a 90-day good faith negotiation period.
11. The City must develop detailed scoring criteria that heavily prioritizes 100% affordable housing and, consistent with the Surplus Land Act, the highest number of affordable units at the deepest levels of affordability, including housing for formerly homeless people and supportive housing for people with disabilities.

Attachment F

12. In addition, proposals from “priority entities” that include the following should be considered favorably: proposals for permanent housing affordability; proposals from community land trusts; proposals to lease rather than buy; and proposals that include family-sized housing units, new access to fresh food (in food deserts), community health clinics, free or discounted transit passes, parks, recreation, affordable childcare, renewable energy, or other priorities identified in the community visioning process.
13. The City must enter an exclusive negotiating agreement (ENA) with the proposal that scores highest.
14. The City must make good faith efforts to lease the land and if sale is preferred, the City should provide a written justification to the CAC about why land is recommended for sale rather than lease.
15. If the City leases or sells property to a non-profit (or entity controlled by a nonprofit) or community land trust (CLT) for purposes of developing housing primarily for low-income residents and/or for other uses that specifically serve low-income residents, the land should be leased or sold at a discount to make such uses more feasible.

B. AFFORDABLE HOUSING

1. 100% affordability should remain a priority and default use for city-owned land capable of being developed as residential.
2. At least 40% of all units on each site must be restricted as affordable housing.
3. This percentage of on-site affordable units may be reduced with payment of an in-lieu fee, set at the cost to the City to subsidize affordable units elsewhere, for the remaining units, and identification of a suitable and available comparable site within one-half mile to be developed as 100% affordable housing.
4. If the City permits payment of a fee in lieu of some of the required affordable units, then at least 15% of total units must be restricted as affordable housing.
5. Require that at least 40% of all residential units developed portfolio-wide are affordable.
6. “Affordable” means the following:
 - a. Affordable homes include a deed restriction for at least 55 years.
 - b. On both a per site and portfolio-wide basis, at least 5% of total units must be affordable at or below 30% AMI, and at least 10% of total units must be affordable at or below 60% AMI. No more than 10% of affordable units may be between 81 and 120% of AMI.
7. Criteria for project selection must heavily prioritize 100% affordable housing and, consistent with the Surplus Land Act, the highest number of affordable units at the deepest levels of affordability (especially 30% AMI and below), including housing for formerly homeless people and supportive housing for people with disabilities.
8. 50% of land actual sale proceeds must go to the affordable housing trust fund. Any discount on the sales price of land shall not be counted as part of this contribution.
9. Minimum number of units when these requirements apply: 1 unit for prioritizing 100% affordable to apply (i.e. prioritize affordable housing on all land), 10 units for minimum percentage to apply. In-lieu fees are permitted where a development includes fewer than 10 units.
10. Housing Choice (Section 8) vouchers and Veterans Affairs Supportive Housing (VASH) vouchers must be allowed and accepted in all units.

Attachment F

11. No condo conversion rights. Housing units built on city-owned land may not be used to generate condominium conversion rights, and affordable rental units may not be converted to or sold as individually owned units.
12. Require compliance with Municipal Code 15.63.030, which gives first preference on all affordable housing units to residents displaced within 1 year (for code enforcement activities) and the last 8 years (for no-fault evictions) at initial and subsequent sale/rental.
13. Require compliance with Municipal Code 15.63.030, which gives second preference to neighborhood residents for 30% of affordable units at initial sale/rental and third preference on all remaining affordable units to Oakland residents and workers at initial and subsequent sale/rental.
14. Prohibit housing providers from inquiring about criminal history until they have determined an applicant's eligibility under all other criteria, and requires that providers engage in an individualized assessment of the criminal history. Use a model such as Richmond's Fair Chance Access to Affordable Housing ordinance.
15. Housing must be open to undocumented immigrants to the extent not prohibited by funding sources.

C. JOB QUALITY AND LABOR PEACE

1. All operations workers, on site (i.e., permanent jobs), regardless of employer size, including those under subcontracts, must be paid the rates in Oakland's Living Wage Ordinance in perpetuity. (No waivers allowed.)
2. **For operations jobs** (except staff of 100% affordable housing buildings), 50% of the total annual work hours (annually) must be performed by Oakland residents and 25% of the total work hours (annually) must be performed by disadvantaged workers. "Disadvantaged workers" include those living in low-income zip codes and with barriers to entry, including formerly or currently homeless, formerly incarcerated, single custodial parent, former foster youth, veterans, people with disabilities, chronically unemployed, and those receiving public assistance. Employers must call the appropriate union hiring hall (if applicable), followed by the West Oakland Jobs Resource Center and then other hiring sources. The City and CAC must develop a list of hiring sources.
3. **For construction jobs**, targeted hire and jobs standards based on the Oakland Army Base Horizontal Construction Jobs Policy and the targeted hire language in the OAB Project Labor Agreement, ****Not the City's standard LEP language****.
4. The Army Base Jobs Oversight Commission will review workforce compliance reports quarterly for the first year of the development and annually thereafter to ensure compliance with targeted hire requirements. Liquidated damages may be assessed for non-compliance.
5. Implement a Ban the Box policy for employment. This may follow a model such as Richmond's Ban the Box ordinance or the Port of Oakland's Army Base Jobs Policy which requires the following:
 - a. In the hiring process, including application, an employer may not inquire about involvement with the criminal justice system, criminal record or arrest record.
 - b. If a background check is required by law, the employer must conduct the background check only after the first interview or conditional offer of employment.

Attachment F

- c. The employer may only review and consider job-relevant convictions within the last 7 years, and must consider age of offense, circumstances, efforts to rehabilitate, and time passed since conviction.
 - d. If the employer makes an adverse hiring decision because of a job-related conviction, the applicant must be provided with a written notice of rejection, including how the conviction may be related to the job, and given the opportunity to correct any inaccuracies in the conviction record information and to offer any other evidence of rehabilitation or other mitigating circumstances.
- 6. Employers, including contractors, are prohibited from using E-Verify or collaborating with ICE to retaliate, harass or threaten workers.
- 7. In order to protect the City's ongoing proprietary interest in project completion and ongoing delivery, the City must require labor peace agreements for both construction and operations. Labor Peace agreements should be designed to help promote both union jobs and affordable housing.
 - a. For construction jobs, the upcoming Project Labor Agreement (PLA) policy model to be adopted by the Alameda County Board of Supervisors to govern Measure A1 funds, apply to 100% affordable housing projects on Oakland city-owned land. Developers for market-rate and mixed-income projects on city-owned land must negotiate area standards for private project labor agreements with the Alameda County Building Trades Council, and at a minimum, the negotiated PLA should include A1 standards and the Public Lands Policy targeted hire provisions for construction.
 - b. Require labor peace agreements on permanent jobs (except for staff of 100% affordable housing buildings), when the City has an ongoing proprietary interest in the project.
- 8. For 100% affordable housing developments, after 15 months, an evaluation will be undertaken by the City, in collaboration with the CAC, to review the implementation and impact of these policies on the delivery of affordable housing units.

D. HEALTH & ENVIRONMENT

- 1. Rezoning of sites must address the land use conflicts of residential land use adjacent to general and/or heavy industrial land use. (This would be required for housing business mix, commercial industrial mix, and general industrial zoning land uses.)
- 2. Landscaping setbacks must be at least 15 feet where the site is within 1,500 feet of General Industrial zoning, diesel truck routes, major highways, major roadways, Port of Oakland, and the airport.
- 3. The Environmental Protection and Compliance Unit of Oakland must participate in the rezoning of public lands. It must present past soil testing and remediation of the public land undergoing rezoning during a meeting with the public (e.g., Planning Commission Meeting). Note: stating that it is available on the website is not an acceptable format for making this information available to the public, and this information must be translated by request.
- 4. The City must designate surrounding diesel truck routes within a mile radius of the property and review current diesel truck routes to assess potential impacts on proposed uses.

Attachment F

5. Projects must incorporate tree plantings on the site and adjacent street frontage (as specified by OMC Chapter 17.124).
6. There must be a net tree increase, i.e., trees that are cut must be replaced. There must be community engagement for the relocation or replanting of trees.
7. The scoring criteria must include on-site renewable energy infrastructure such as solar, wind, geothermal, or biomass with production capacity of at least 5% of the project's annual electrical and thermal energy cost.
8. Projects must maximize opportunities for solar panel installation. This includes, but is not limited to, applying for AB 693 funds for solar panels on affordable housing or other grant or subsidy programs when available.
9. Projects must use low-VOC paints.
10. Projects must install air filtration systems, as economically feasible specifically for affordable housing developments.
11. Projects must incorporate measures to improve indoor air quality and reduce exposure to air pollution in new development projects (as required in SCA 20 and 21).
12. The scoring criteria must include new healthy food retail access in food deserts.

E. USE OF PROCEEDS

1. Generally, the city should prioritize leasing land over selling land. If the land must be sold, of the net proceeds, a minimum of 50% must be deposited into the Affordable Housing Trust Fund and used for development and preservation of housing affordable to low-, very low-, and extremely low-income households.
2. The remaining 50% of net proceeds must go into a Community Fund for uses such as youth programs, green businesses, maintenance of existing community facilities, job training or placement, education, homeless or housing assistance, health clinics or services, etc.
3. Proceeds may not be used to support OPD salaries, services, overtime, equipment or lawsuit settlements.

F. OTHER

1. Nonprofit organizations and existing locally owned businesses must have the first right of refusal to rent commercial space and at below market rents.
2. Affordable housing that provides access to technology including high-speed internet and computers on site at free or reduced rates will be considered favorably.

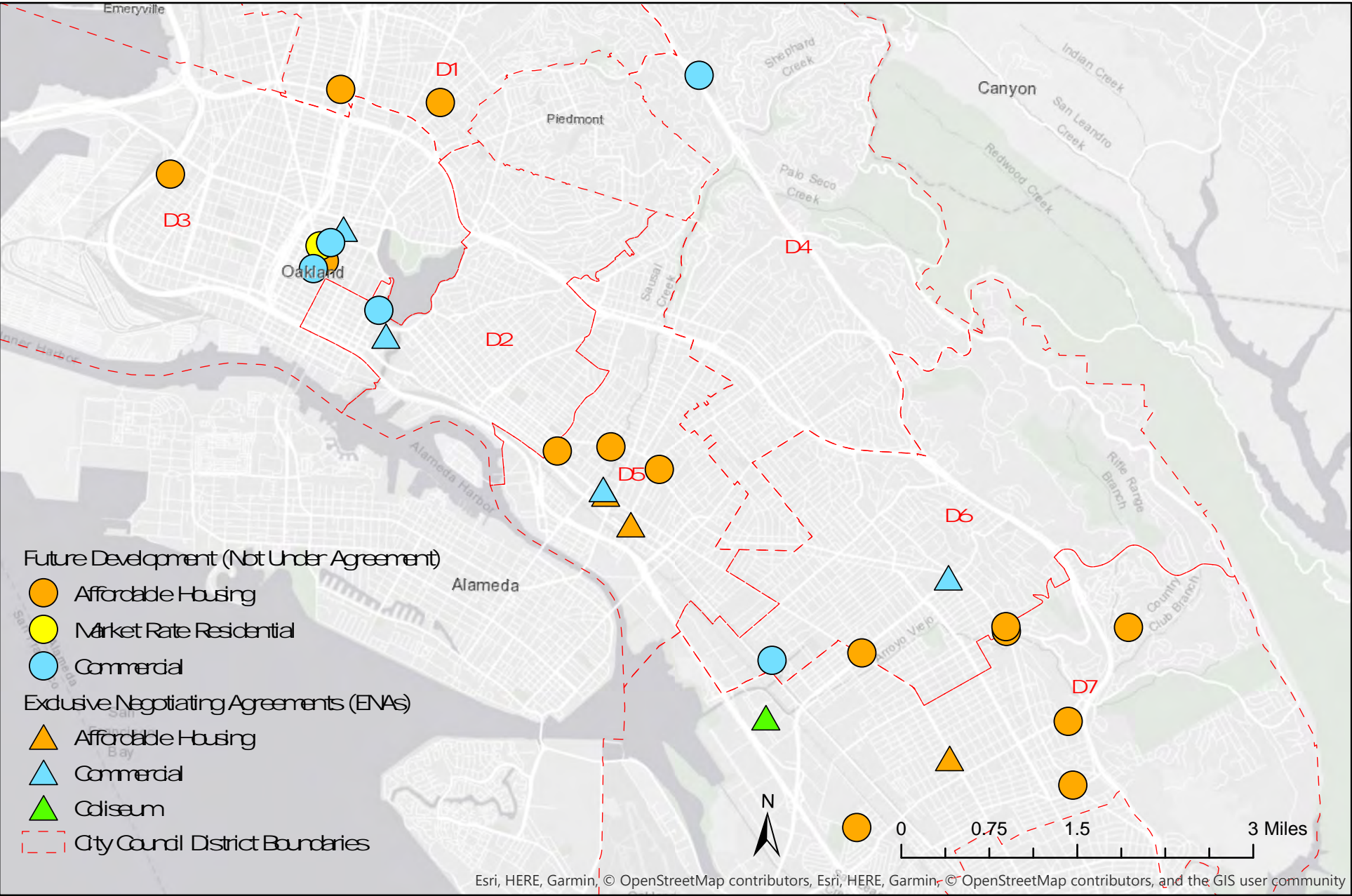
Attachment G

Public Lands Strategy – Site-By-Site Profiles

PUBLIC LANDS STRATEGY

Staff's Public Lands Strategy (PLS) seeks to use the value of twenty sites identified for future disposition and development to maximize the production of affordable housing units. The PLS is a mostly self-funding strategy that seeks to balance the need to produce affordable housing quickly with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Because 100% affordable housing projects typically require City subsidies that exceed the value of the land, the fourteen sites designated for this use will need an additional source of funds. For that reason, six PLS sites are strategically designated for market-rate development so the City can generate both impact fees and net sale proceeds to be deposited into the AHTF to produce affordable housing on the other 14 sites.

City Lands for Future Development (PLS Proposed)



A. AFFORDABLE HOUSING SITES

The majority of the land, or 14 sites, in the PLS is designated for 100% affordable housing.

The local gap subsidy for lower-income units can be significantly reduced when a developer is successful in obtaining State and Federal funding, the most prominent being the State's Affordable Housing and Sustainable Communities (AHSC) program and the Federal Low Income Housing Tax Credit (LIHTC). A successful competitively-funded LIHTC project typically has 100% of the units affordable to households on average at 50% AMI or less, is near transit, and is in a less costly low-rise building of 60-80 units in size. Staff estimated that the average local subsidy required for developing a 50% AMI unit in a low-rise LIHTC project is approximately \$125,000, based on the most recent Notice of Funding Availability (NOFA) solicitation for affordable housing developers and projects conducted by the City's Housing and Community Development (HCD) Department. LIHTC-funded affordable housing is rarely, if ever, produced in high-rise development because of the much higher local subsidy requirements. The City could produce three to four times as many affordable units by providing the local gap subsidy on 100% affordable low-rise projects that can compete for LIHTC and AHSC funding, rather than requiring every residential development on City land to include a minimum percentage of inclusionary units.

The zoning Downtown allows for 5 times as many units, if not 10 times or more, than in the neighborhoods, greatly increasing the value of the land and therefore cost to the City to subsidize low-intensity developments. Building a low-rise affordable project on land that is zoned for a high-rise building is much more expensive than building the same project on a less valuable site. Therefore, a flexible public lands policy that allows for collection of affordable housing fees and use of residual land sale proceeds would enable the greatest number of lower income households to be provided with an affordable home.

Table 1 below shows that under staff’s strategy (Scenario 3) these 14 sites could support approximately 746 units affordable to 60% AMI and would cost the City \$76 million in addition to the value of the land.

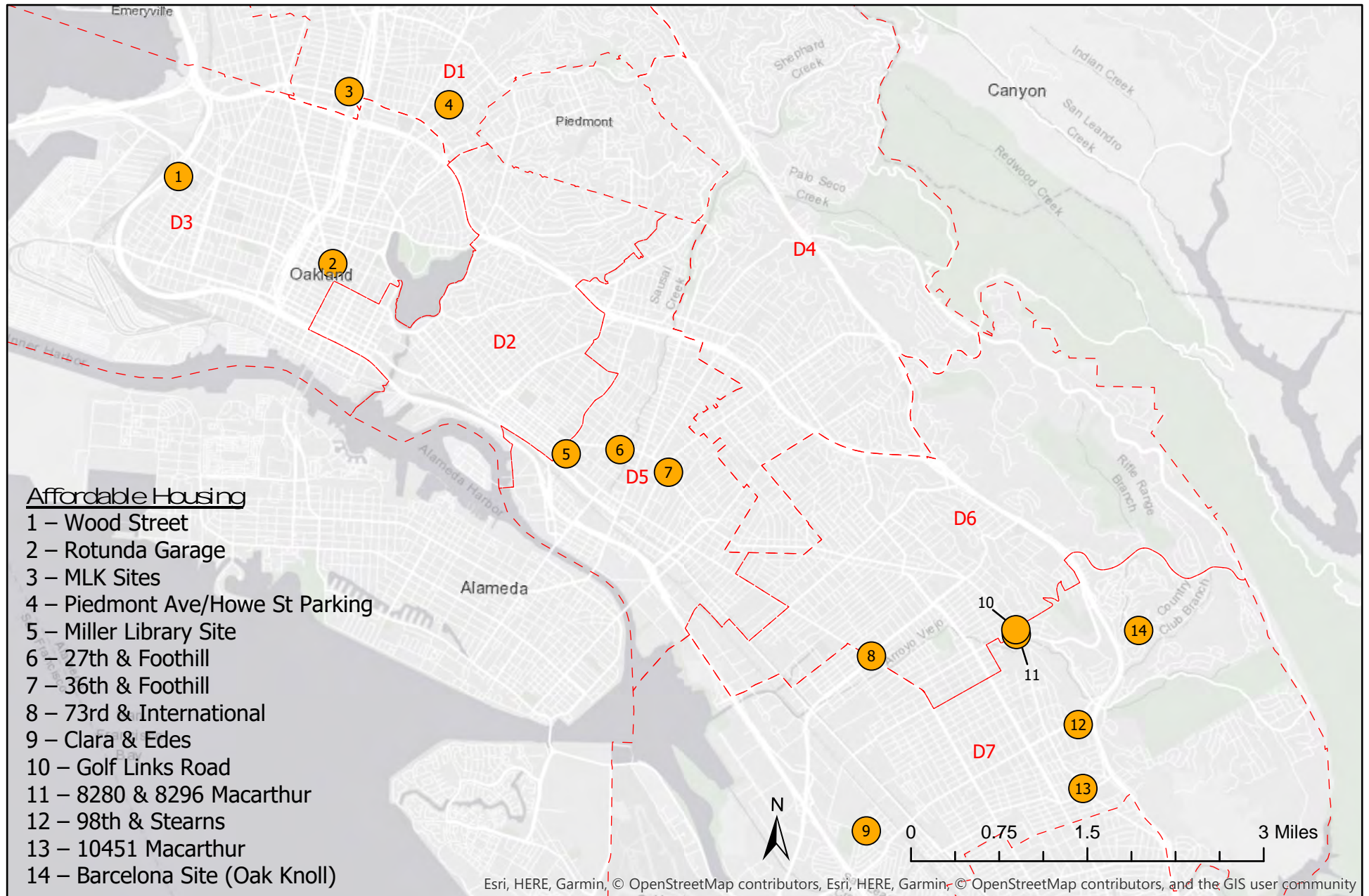
As a group, these sites will address the affordable housing crisis by:

- increasing the supply of affordable units on City-owned land; and
- providing more units per City subsidy dollar than would be possible with inclusionary housing projects, as structuring the projects as 100% affordable allows them to leverage more non-City funding sources.

Table 1: Affordable Housing Outcomes Under Various Development Scenarios –Affordable Housing Group (14 Sites)

100% @ 60% AMI	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario: % Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Funds Generated to AHTF	\$24,435,875	\$49,819,335	\$3,344,590	\$0	\$2,652,849	\$2,997,396	\$0
Land Sale Proceeds for Other City Purposes	\$27,748,585	\$2,365,125	\$17,808,377	\$0	\$3,135,389	\$3,135,389	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	(\$2,652,546)	(\$75,906,992)	(\$41,996,639)	(\$67,329,048)	(\$82,286,592)
Net AHTF Funding Generated/(Subsidy Required)	\$24,435,875	\$49,819,335	\$692,044	(\$75,906,992)	(\$39,343,790)	(\$64,331,652)	(\$82,286,592)
Units Created							
Market-Rate On City Land	627	627	616	0	449	122	0
BMR On City Land	0	0	106	746	297	621	746
BMR Offsite (Funded)	195	399	6	0	0	0	0
Total BMR as % of All Units	24%	39%	15%	100%	40%	84%	100%

Affordable Housing (PLS Proposed)



B. MARKET RATE SITES - RESIDENTIAL & COMMERCIAL

The fourteen sites in the PLS designated for below market rate (BMR) affordable housing will need approximately \$76 million in City subsidies to support the 746 BMR units that could be built on those sites. For that reason, six PLS sites are strategically designated for market-rate development so the City can generate both impact fees and net sale proceeds for the AHTF to offset the projected \$76 million local subsidy requirement. Three of these six sites are located in Downtown Oakland, where we have the highest land values and concentrations of affordable housing in the City. 1800 San Pablo is the one Downtown site strategically designated for market-rate residential development because it can support dense, high-rise development which would generate large affordable housing impact fees and land sale proceeds, 80% of which would be set aside for affordable housing development.

The comparative **Table 2** below shows that under staff's strategy (Scenario 3) market rate residential on 1800 San Pablo could support approximately 492 market rate housing units on site, and generate \$21 million into the AHTF that could be used to fund 202 of the 746 affordable units on the BMR sites or 165 units built on private land. More housing – both affordable and overall – can be created this way than if this same site was used to build a low-rise mixed-income or 100% affordable housing project, as proposed by CWN (Scenario 4a and 4b).

Table 2: Affordable Housing Outcomes Under Various Development Scenarios –Market-Rate Residential Group (1 Site)

Market Rate Residential	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:	Value	Value	Minimum		Fixed	Flexible	
% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Funds Generated to AHTF	\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$12,195,425	\$0	\$8,826,929	\$2,439,085	\$61,610	\$61,610	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	\$0	\$0	(\$11,697,048)	(\$11,697,048)
Net AHTF Funding Generated/(Subsidy Required)	\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	(\$11,697,048)	(\$11,697,048)
Units Created							
Market-Rate On City Land	492	492	84	492	59	0	0
BMR On City Land	0	0	15	0	40	99	99
BMR Offsite (Funded)	87	184	0	165	0	0	0
Total BMR as % of All Units	15%	27%	15%	25%	41%	100%	100%

To maintain a vibrant Downtown, residential growth must be balanced with job growth and commercial development, which is why five of the PLS sites have been designated for commercial/office development. Comments received on the Downtown Specific Plan have identified a need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in a downtown that is rapidly building residential. The provision of additional office space will strengthen Downtown Oakland's competitive position as a center of commerce in the Bay Area. New office space also makes the greatest contribution of any land use to grow the City's tax base, by generating property tax, business license tax, and sales tax revenue. At the same time, commercial has a reduced impact on City services compared to residential development, which demands relatively higher levels of service for police, fire, etc. Also, reserving some sites for commercial development promotes economic development by creating new jobs. Three of the sites designated as commercial are located in Downtown Oakland and Lakeside, within close proximity to BART, and are well positioned to provide office development in an area that is experiencing an increase in office space demand and rents. 66th and San Leandro makes up 26% of the PLS land and is designated commercial because it is zoned for industrial and has adjacent uses that may limit its potential to be rezoned residential. Old Fire Station #24 is designated commercial because it sits directly on the Hayward Fault which would restrict most residential uses.

Table 3 below shows that the sale of the five sites designated for commercial development will provide the AHTF with \$23.4 million in land sale proceeds and jobs/housing impact fees to support 230 of the 746 housing units that could be built on the City's BMR sites or 187 units built on private land. The problem with using these five sites for all BMR housing (Scenario 5) is that would create an additional \$21.1 million City subsidy requirement. CWN's proposal (Scenario 4a and 4b) to allow for some BMR housing on these sites results in overall lower funds to the AHTF.

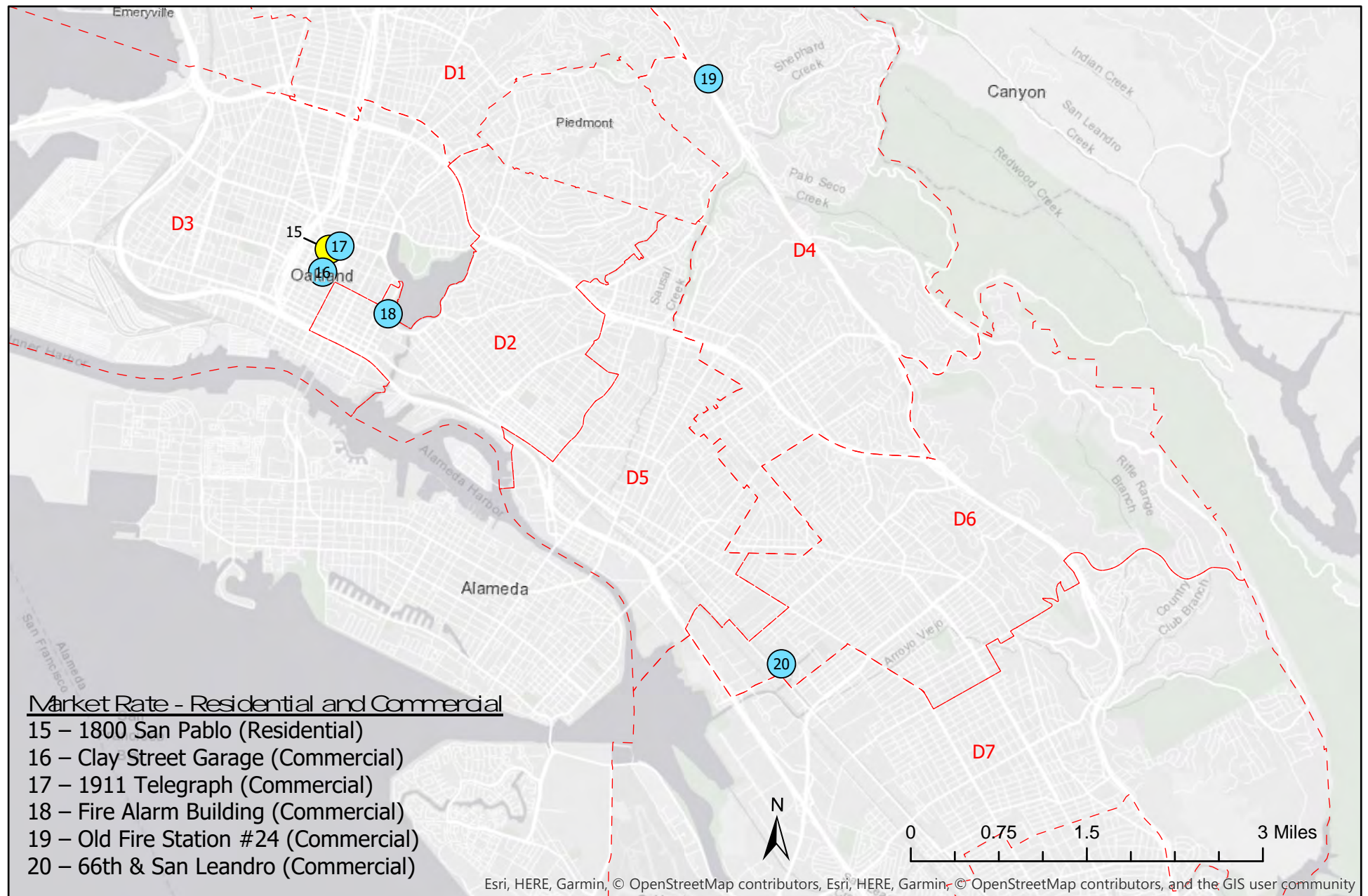
Table 3: Affordable Housing Outcomes Under Various Development Scenarios –Market-Rate Commercial Group (5 Sites)

Commercial	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Funds Generated to AHTF		\$15,400,568	\$54,426,848	\$1,496,568	\$23,412,558	\$6,514,075	\$17,511,015	\$4,454,206
Land Sale Proceeds for Other City Purposes		\$39,026,280	\$0	\$31,166,456	\$23,415,768	\$5,017,507	\$5,017,507	\$7,897,342
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$25,568,120)
Net AHTF Funding Generated/(Subsidy Required)		\$15,400,568	\$54,426,848	\$1,496,568	\$23,412,558	\$6,514,075	\$17,511,015	(\$21,113,914)
Units Created								
Market-Rate On City Land		632	632	200	0	141	200	0
BMR On City Land		0	0	35	0	94	35	235
BMR Offsite (Funded)		123	435	12	187	52	140	0
Total BMR as % of All Units		16%	41%	19%	100%	51%	47%	100%

As a group, these six market-rate sites will address the affordable housing crisis by:

- increasing the supply of housing to the greatest extent by utilizing high-rise construction when possible;
- providing one-time funding to the AHTF in the form of housing impact fees (if market-rate residential) or jobs/housing impact fees (if commercial);
- providing one-time funding to the AHTF from 80% of land sale proceeds (if market-rate residential) or 40% of land sale proceeds (if commercial);
- providing one-time funding to the City's General Fund in the form of capital improvement and transportation impact fees and land sale proceeds (which would be zero if the development is 100% affordable housing); and
- providing on-going funding to the City's General Fund from property taxes, sales taxes, and business license taxes, (which would be much lower if the development is 100% affordable), while (if commercial) demanding relatively fewer City services and creating more permanent jobs compared to if residential is built.

Market Rate - Residential and Commercial (PLS Proposed)



C. NOFA SCORE FOR LOCATION SUITABILITY FOR AFFORDABLE HOUSING DEVELOPMENT

Affordable projects that apply for City funding are ranked based on a scoring criteria described in the NOFA. Seven categories are considered in the scoring of projects, for a maximum of 125 possible points: (1) Financial Characteristics, (2) Location, (3) Target Population and Project Attributes, (4) Developer Experience and Capacity, (5) Readiness, (6) Sustainability and (7) Penalty for Nonperforming Previously Funded Projects. A site's location can earn a project up to 25 points, depending on whether the development on that site would: (a) promote geographic equity (i.e. a project gets all 5 points if its site is in a census tract with a poverty rate or a homeownership rate that is below the City's average); (b) is close to quality educational; (c) is part of a neighborhood revitalization plan; (d) is close to public transit; and (e) is close to a grocery or drug store.

For each of the 20 sites in the PLS, staff scored the site based on four of these NOFA location criteria, to determine how suitable the site's location is for affordable housing funding. Scoring of the site based on the "neighborhood revitalization plan" criterion was omitted because that value is too dependent on the actual project proposed and not only the site location. The table below summarizes how each of the PLS sites score, out of a total of 20 possible points, under the NOFA's location category. The higher the score, the more suitable the site's location is for affordable housing.

							Total Location
							Score:
							Ownership
							Project (Out of
							20)
							Project (Out of
							20)
Site	A) Geo Equity Rental Project: Poverty Rate	A) Geo Equity Ownership Project: Homeownership Rate	B) Educational Quality	D) Proximity to public transportation	E) Proximity to grocery or drug store	Total Location Score: Rental Project (Out of 20)	Total Location Score: Ownership Project (Out of 20)
1 Wood Street	0	0	0	0	0	0	0
2 Rotunda Garage remainder	0	5	0	5	5	10	15
3 3829 & 3823 Martin Luther King Jr Way	0	5	0	5	1	6	11
4 Piedmont Ave/ Howe St parking lot	5	5	0	5	5	15	15
5 Miller Library Site	0	5	0	5	5	10	15
6 27th & Foothill	0	5	0	5	5	10	15
7 36th & Foothill	0	5	0	5	5	10	15
8 73rd & International	0	5	0	5	1	6	11
9 Clara & Edes	0	0	0	5	0	5	5
10 Golf Links Road	5	0	0	5	0	10	5
11 8280 & 8296 MacArthur	5	0	0	5	0	10	5
12 98th Ave and Stearns	0	0	0	0	0	0	0
13 10451 MacArthur	0	0	0	5	1	6	6
14 Oak Knoll (Barcelona Site)	5	0	0	2	0	7	2
15 1800 San Pablo Avenue	0	5	0	5	5	10	15
16 Clay St garage	0	5	0	5	5	10	15
17 1911 Telegraph	0	5	0	5	1	6	11
18 Fire Alarm Bldg	5	5	5	5	5	20	20
19 Old Fire Station #24	5	0	5	5	5	20	15
20 66th & San Leandro	0	5	0	5	1	6	11

D. AFFORDABLE HOUSING CONCENTRATION RANKING

Staff mapped all the existing and proposed affordable housing in the City of Oakland to determine the current and estimated future concentrations of affordable housing by census tract. Then each census tract was ranked in order of concentration, with #1 being the highest concentration of affordable housing to #59 being the lowest concentration. The concentration of affordable housing City-wide is approximately 5% and is projected to increase to 7% in the future, based on the current number of units planned and under construction.

			Current %	Current Rank	Future %	Future Rank
Site	Census Tract	Council District	Affordable [1]	% Affordable [2]	Affordable [3]	% Affordable [4]
BMR Housing (LIHTC)						
1	Wood Street	4017	3	1.6%	42	13.3%
2	Rotunda Garage Remainder	4028	3	56.6%	2	31.9%
3	MLK Sites	4010	3	0.1%	57	0.9%
4	Piedmont Ave/Howe St Parking	4041.02	1	11.4%	22	16.3%
5	Miller Library Site	4062.01	5	2.3%	36	3.0%
6	27th & Foothill	4062.02	5	0.0%	59	3.5%
7	36th & Foothill	4071.01	5	0.0%	59	6.5%
8	73rd & International	4089	7	5.4%	32	6.5%
9	Clara & Edes	4090	7	1.1%	45	3.9%
10	Golf Links Road	4098	7	1.0%	46	3.8%
11	8280 & 8296 MacArthur	4098	7	1.0%	46	3.8%
12	98th & Stearns	4101	7	39.8%	8	41.9%
13	10451 MacArthur	4102	7	5.3%	33	9.1%
14	Barcelona Site (Oak Knoll)	4099	7	0.0%	59	1.0%
Market Rate Residential						
15	1800 San Pablo	4028	3	56.6%	2	31.9%
Commercial/Office						
16	Clay St Garage	4028	3	56.6%	2	31.9%
17	1911 Telegraph	4028	3	56.6%	2	31.9%
18	Fire Alarm Bldg	4034	2	7.8%	26	9.0%
19	Old Fire Station #24	4045.02	4	0.0%	59	0.4%
20	66th & San Leandro	4088	6	40.7%	7	45.4%
City-Wide				5.79%		7.84%

Notes:

- [1] Percentage of rent-restricted affordable housing as a percentage of all housing units.
- [2] Ranked from 1 to 59 with 1 being the highest concentration of affordable housing.
- [3] Future percent and rank after assuming all current construction and planned development, both market rate and affordable are completed.

Wood Street

APN(s): 18-310-7-7; 18-310-14

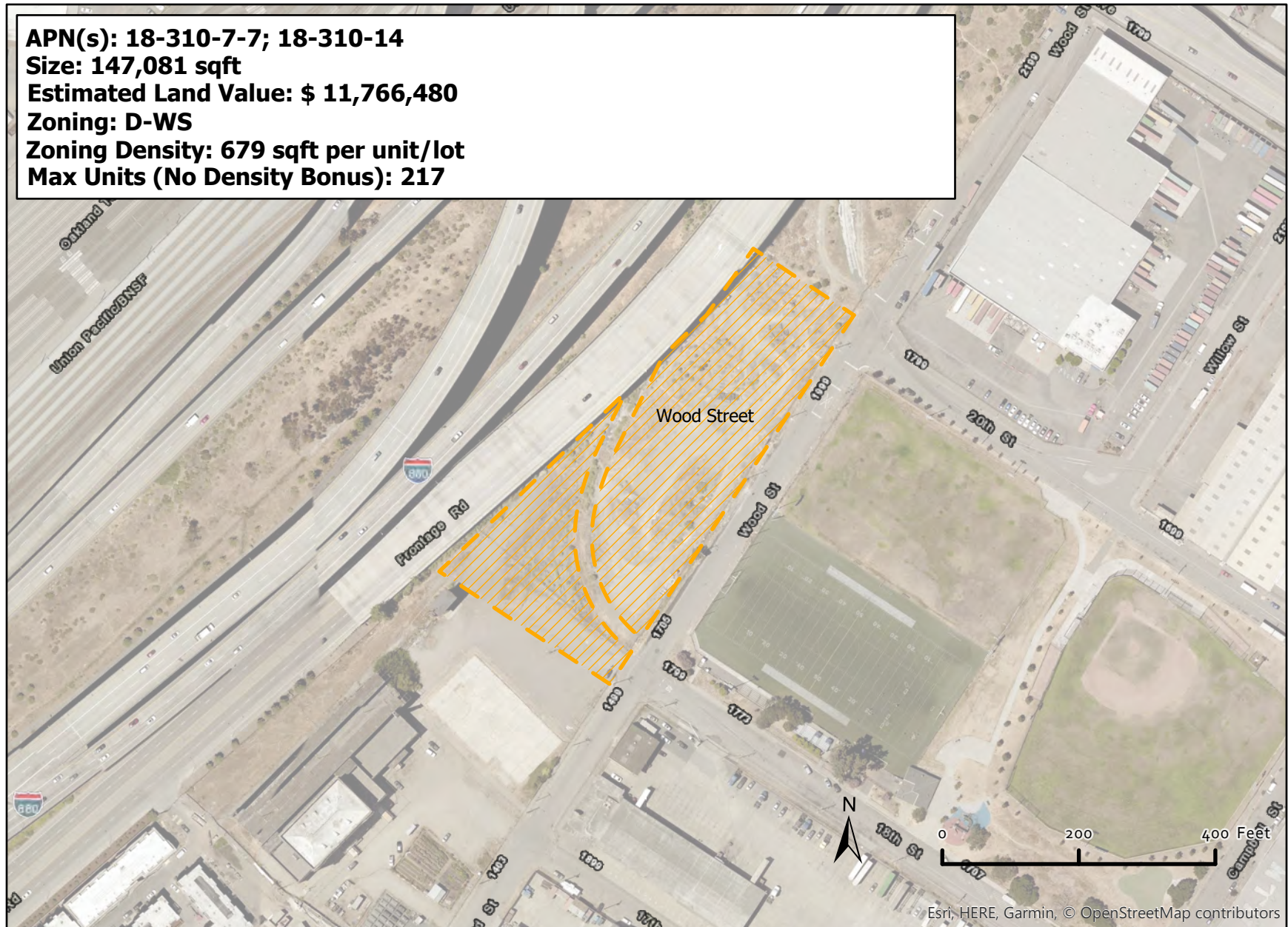
Size: 147,081 sqft

Estimated Land Value: \$ 11,766,480

Zoning: D-WS


Zoning Density: 679 sqft per unit/lot

Max Units (No Density Bonus): 217



Wood Street	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF		\$15,600,480	\$15,600,480	\$2,559,258	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	(\$29,711,584)	(\$23,624,259)	(\$34,500,384)	(\$34,500,384)
Net AHTF Funding Generated/(Subsidy Required)		\$15,600,480	\$15,600,480	\$2,559,258	(\$29,711,584)	(\$23,624,259)	(\$34,500,384)	(\$34,500,384)
Units Created								
Market-Rate On City Land		216	216	235	0	175	0	0
BMR On City Land		0	0	41	292	117	292	292
BMR Offsite (Funded)		125	125	20	0	0	0	0
Total BMR as % of All Units		37%	37%	21%	100%	40%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Wood Street		NOFA Location Score (0 to 5)												
NOFA Criteria	Notes													
A) Geo Equity Rental Project: Poverty Rate %	22.3	0												
A) Geo Equity Ownership Project: Homeownership Rate %	41.7	0												
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	PLACE@Prescott is red	0												
 OAKLAND UNIFIED SCHOOL DISTRICT <small>Ensuring a bright future for every child</small> <table><thead><tr><th>Color</th><th>Score</th></tr></thead><tbody><tr><td>Blue</td><td>5</td></tr><tr><td>Green</td><td>4</td></tr><tr><td>Yellow</td><td>3</td></tr><tr><td>Orange</td><td>2</td></tr><tr><td>Red</td><td>1</td></tr></tbody></table>		Color	Score	Blue	5	Green	4	Yellow	3	Orange	2	Red	1	
Color	Score													
Blue	5													
Green	4													
Yellow	3													
Orange	2													
Red	1													
D) Proximity to public transportation	no bus lines within 1/4 mile	0												
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0												
Total Location Score: Rental Project (Out of 20)		0												
Total Location Score: Ownership Project (Out of 20)		0												

Proposed Use: BMR Housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4017	1.62%	42	13.26%	26	5.79%	7.84%

Rationale: The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Wood Street District zoning (D-WS-7) is intended to create an active, pedestrian oriented, mixed-use, urban community in the area generally bounded by 10th Street, Wood Street, West Grand Avenue and Frontage Road/I-880. To maximize density on this site, staff estimates that 292 LIHTC housing units could be feasible with a \$30 million subsidy from the City. This site could be subdivided to accommodate several large projects with dense low-rise wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

Rotunda Garage Remainder

APN(s): 008-0620-009-03

Size: 6,697 sqft

Estimated Land Value: \$ 1,339,400

Zoning: CBD-C


Zoning Density: 90 sqft per unit/lot

Max Units (No Density Bonus): 74



Rotunda Garage Remainder	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:	0%	100%	0%	40% - 80%	50%	50%	50%
% Proceeds to AHTF:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Land Use:							
Funds Generated to AHTF	\$550,000	\$1,889,400	\$0	\$0	\$0	\$697,371	\$0
Land Sale Proceeds for Other City Purposes	\$1,339,400	\$0	\$441,134	\$0	\$0	\$61,421	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$2,543,800)	(\$866,851)	\$0	(\$2,543,800)
Net AHTF Funding Generated/(Subsidy Required)	\$550,000	\$1,889,400	\$0	(\$2,543,800)	(\$866,851)	\$697,371	(\$2,543,800)
Units Created							
Market-Rate On City Land	25	25	21	0	15	21	0
BMR On City Land	0	0	4	25	10	4	25
BMR Offsite (Funded)	4	15	0	0	0	6	0
Total BMR as % of All Units	15%	38%	16%	100%	40%	31%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Rotunda Garage remainder	NOFA Location Score (0 to 5)												
NOFA Criteria	Notes												
A) Geo Equity Rental Project: Poverty Rate %	27.1 0												
A) Geo Equity Ownership Project: Homeownership Rate %	6.3 5												
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lafayette Elem and MLK Elem are red 0												
 <table border="1"> <thead> <tr> <th>Color</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>4</td> </tr> <tr> <td>Green</td> <td>3</td> </tr> <tr> <td>Yellow</td> <td>2</td> </tr> <tr> <td>Orange</td> <td>1</td> </tr> <tr> <td>Red</td> <td>0</td> </tr> </tbody> </table>	Color	Score	Blue	4	Green	3	Yellow	2	Orange	1	Red	0	
Color	Score												
Blue	4												
Green	3												
Yellow	2												
Orange	1												
Red	0												
D) Proximity to public transportation	0.2 mile from BART 5												
E) Proximity to grocery or drug store	.2 mile from Walgreens at 1333 Broadway 5												
Total Location Score: Rental Project (Out of 20)	10												
Total Location Score: Ownership Project (Out of 20)	15												

Proposed Use: BMR Housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: The Rotunda Garage Remainder is an ideal site for low-rise transit-oriented residential development, as it is only two blocks from the 12th Street BART Station. Staff estimates a five-to-six story building utilizing wood construction could provide 25 housing units as well as parking on the ground floor, with a \$2.5 million subsidy from the City. While the site's zoning of Central Business District General Commercial (CBD-C) allows for denser development (75 housing units), the site is limited to 25 units (or 20,000 square feet of office) due to the site's small size and neighboring historic buildings, which would prohibit building high-rise residential. Unless the site was combined with other sites, a 25-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.

MLK Sites

APN(s): 12-964-4; 12-964-5

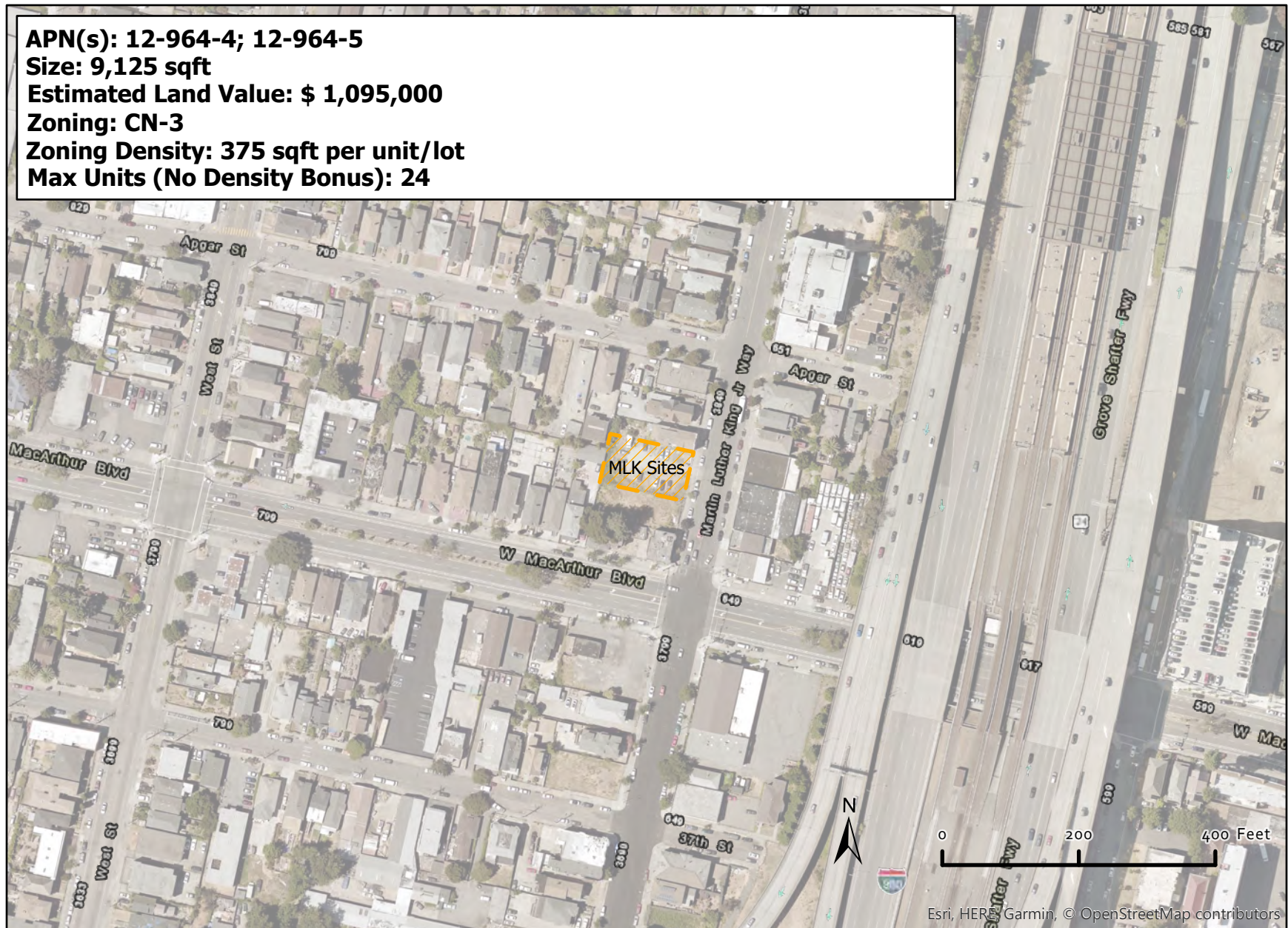
Size: 9,125 sqft

Estimated Land Value: \$ 1,095,000

Zoning: CN-3

Zoning Density: 375 sqft per unit/lot

Max Units (No Density Bonus): 24



MLK Sites	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$1,450,000	\$1,450,000	\$421,301	\$0	\$0	\$632,545	\$0
Land Sale Proceeds for Other City Purposes		\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	(\$2,136,792)	(\$670,001)	\$0	(\$2,136,792)
Net AHTF Funding Generated/(Subsidy Required)		\$1,450,000	\$1,450,000	\$421,301	(\$2,136,792)	(\$670,001)	\$632,545	(\$2,136,792)
Units Created								
Market-Rate On City Land		20	20	18	0	13	18	0
BMR On City Land		0	0	3	21	8	3	21
BMR Offsite (Funded)		12	12	3	0	0	5	0
Total BMR as % of All Units		37%	37%	26%	100%	38%	31%	100%

NOFA Score for Location Suitability for Affordable Housing Development

MLK Sites	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	21.3 0
A) Geo Equity Ownership Project: Homeownership Rate %	30.6 5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Does not appear to within the boundaries of any Elem school, closest is Hoover, which is red 0
D) Proximity to public transportation	within 0.2 miles of BART 5
E) Proximity to grocery or drug store	Walgreens within 1/2 mile at 3400 Telegraph 1
Total Location Score: Rental Project (Out of 20)	6
Total Location Score: Ownership Project (Out of 20)	11

Proposed Use: BMR Housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4010	0.07%	57	0.92%	56	5.79%	7.84%

Rationale: The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Neighborhood Center Commercial Zone (CN-3) is intended to create, preserve, and enhance areas with mixed-use neighborhood commercial centers that have a compact, vibrant pedestrian environment. These centers are typically characterized by smaller scale pedestrian-oriented, continuous and active store fronts with opportunities for comparison shopping. To maximize density on this site, staff estimates that 21 affordable housing units could be feasible with a \$2.1 million subsidy from the City in dense low-rise wood construction. Unless the site was combined with other sites, a 21-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.

Piedmont Ave/Howe St Parking

APN(s): 012-0993-004; 012-0993-005; 012-0993-006-01

Size: 43,532 sqft

Estimated Land Value: \$ 15,236,200

Zoning: CN-1



Zoning Density: 550 sqft per unit/lot

Max Units (No Density Bonus): 79



Piedmont Ave/Howe St Parking		1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:		0%	100%	0%	40% - 80%	50%	50%	50%
% Proceeds to AHTF:		Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Land Use:								
Funds Generated to AHTF		\$1,738,000	\$16,974,200	\$0	\$0	\$1,725,110	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$15,236,200	\$0	\$11,867,704	\$0	\$1,725,110	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	(\$9,869,944)	\$0	(\$11,460,744)	(\$11,460,744)
Net AHTF Funding Generated/(Subsidy Required)		\$1,738,000	\$16,974,200	\$0	(\$9,869,944)	\$1,725,110	(\$11,460,744)	(\$11,460,744)
Units Created								
Market-Rate On City Land		79	79	82	0	58	0	0
BMR On City Land		0	0	15	97	39	97	97
BMR Offsite (Funded)		14	136	0	0	14	0	0
Total BMR as % of All Units		15%	63%	15%	100%	48%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Piedmont Ave/ Howe St		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	1.4	5
A) Geo Equity Ownership Project: Homeownership Rate %	29.1	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Piedmont Elem is orange	0
 		
D) Proximity to public transportation	within 0.2 miles of bus lines: 12, C, 51A, 57	5
E) Proximity to grocery or drug store	.1 mile from CVS	5
Total Location Score: Rental Project (Out of 20)		15
Total Location Score: Ownership Project (Out of 20)		15

Proposed Use: Mixed-Use BMR Housing and would include space for a new library and some percentage of replacement public parking for the existing 130 spaces.

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4041.02	11.41%	22	16.26%	22	5.79%	7.84%

Rationale: In addition to the City's need to increase affordable housing production, especially in neighborhoods that do not have high concentrations of affordable housing, the Piedmont Avenue neighborhood currently lacks a permanent, fully-outfitted public library. The City has historically leased various spaces to house the Piedmont Avenue Branch Library, but as rents have continued to rise, the City has begun to explore more permanent, long-term options, such a building a new library on this site. The location of this site would also be convenient for affordable housing because its residents would be within walking distance to a pharmacy (CVS is adjacent to site), grocery store (Piedmont Grocery across the street), and a multitude of shops and restaurants on Piedmont Ave, as well as Piedmont Elementary School and public transportation. This is an excellent site for a project using high density wood construction and funded with LIHTC. Staff estimates that a 97-unit LIHTC project on-site could be feasible with a \$9.9 million City subsidy.

Miller Library Site

APN(s): 20-153-6

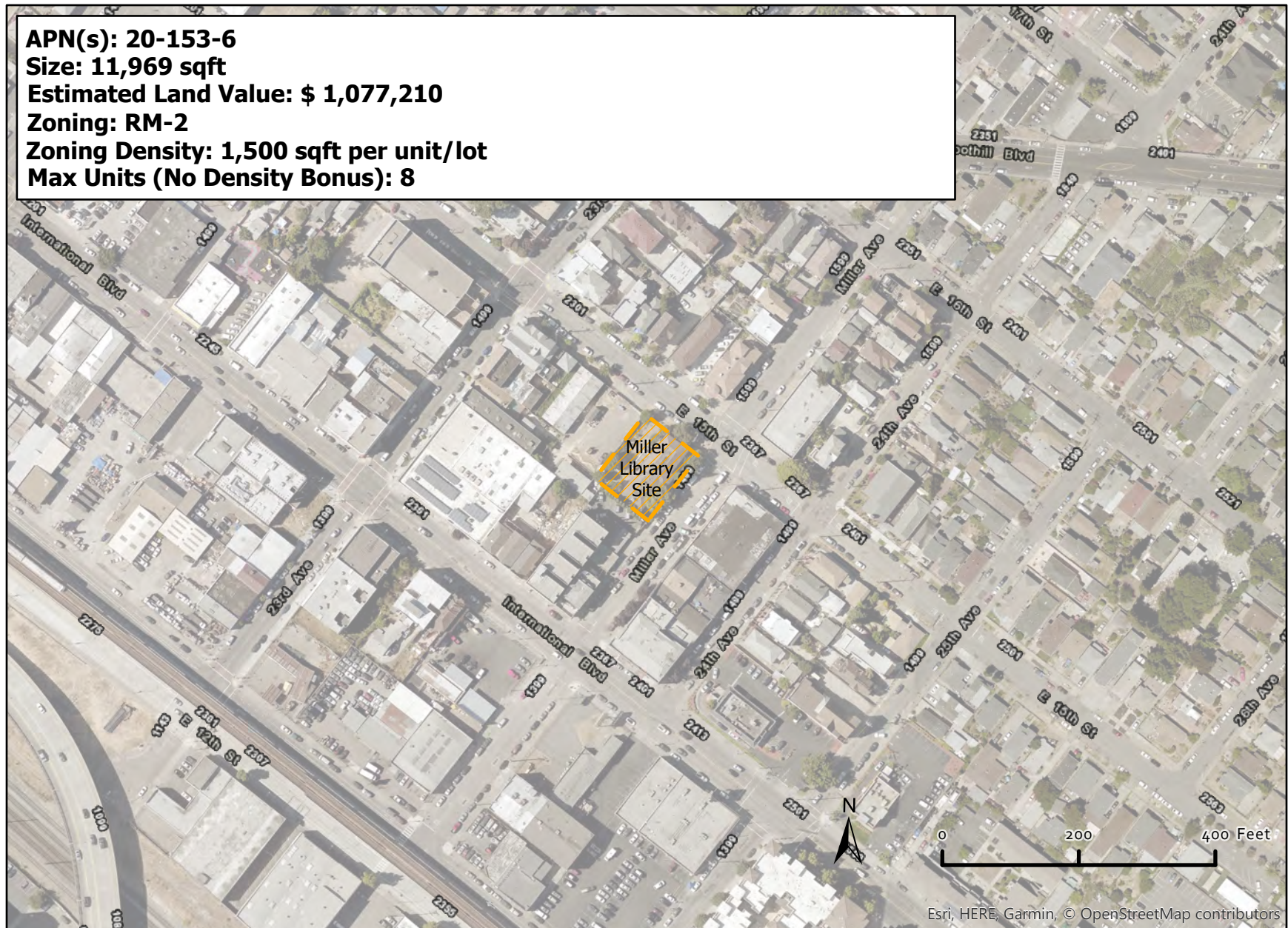
Size: 11,969 sqft

Estimated Land Value: \$ 1,077,210

Zoning: RM-2

Zoning Density: 1,500 sqft per unit/lot

Max Units (No Density Bonus): 8



Miller Library Site	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:	0%	100%	0%	40% - 80%	50%	50%	50%
% Proceeds to AHTF:	Mkt Rate Res	Mkt Rate Res	Mkt Rate Res	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Land Use:							
Funds Generated to AHTF	\$84,000	\$1,161,210	\$84,000	\$0	\$97,355	\$570,750	\$0
Land Sale Proceeds for Other City Purposes	\$1,077,210	\$0	\$1,077,210	\$0	\$97,355	\$341,808	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$1,017,520)	\$0	\$0	(\$1,017,520)
Net AHTF Funding Generated/(Subsidy Required)	\$84,000	\$1,161,210	\$84,000	(\$1,017,520)	\$97,355	\$570,750	(\$1,017,520)
Units Created							
Market-Rate On City Land	7	7	7	0	6	8	0
BMR On City Land	0	0	0	10	4	1	10
BMR Offsite (Funded)	1	9	1	0	1	5	0
Total BMR as % of All Units	9%	57%	9%	100%	44%	41%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR Housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4062.01	2.30%	36	2.95%	46	5.79%	7.84%

Rationale: Given the site's low density RM-2 zoning, staff estimates an approximately 10-unit housing project could be feasible with a \$1 million subsidy from the City. Building affordable housing on this site would be compatible with the already existing affordable senior housing located across the street from the site. Residents of affordable housing built on this site, which is located on Miller Ave between International Blvd and E15th, would be within walking distance (0.1 miles) to AC Transit bus lines, including the new Bus Rapid Transit project under development, and a grocery store (El Ranchito Market). Although the size of the project would likely be too small to efficiently use LIHTC, the site could be used for affordable home ownership or possibly a land trust model.

Miller Library Site	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	33 0
A) Geo Equity Ownership Project: Homeownership Rate %	19.7 5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Garfield Elem is red 0
D) Proximity to public transportation	within 0.1 miles of bus lines: 1,40,62 5
E) Proximity to grocery or drug store	within 0.1 mile of El Ranchito Market 5
Total Location Score: Rental Project (Out of 20)	10
Total Location Score: Ownership Project (Out of 20)	15

27th & Foothill

APN(s): 025-0733-008-02; 025-0733-008-03

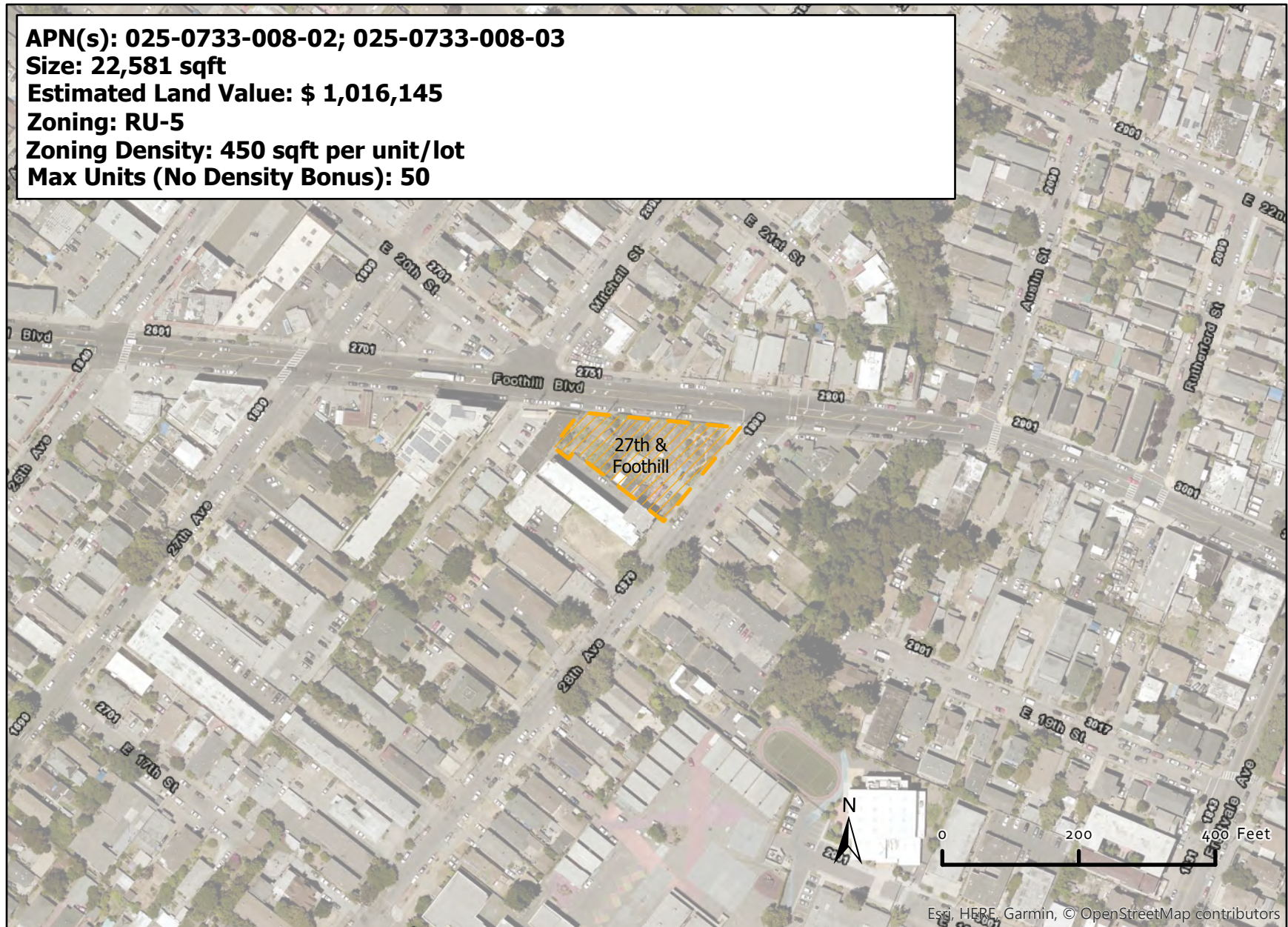
Size: 22,581 sqft

Estimated Land Value: \$ 1,016,145

Zoning: RU-5

Zoning Density: 450 sqft per unit/lot

Max Units (No Density Bonus): 50



27th & Foothill		1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:		0%	100%	0%	40% - 80%	50%	50%	50%
% Proceeds to AHTF:		Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Land Use:								
Funds Generated to AHTF		\$600,000	\$1,616,145	\$0	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$1,016,145	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$780,386)	(\$5,189,352)	(\$3,396,357)	(\$5,189,352)	(\$5,189,352)
Net AHTF Funding Generated/(Subsidy Required)		\$600,000	\$1,616,145	(\$780,386)	(\$5,189,352)	(\$3,396,357)	(\$5,189,352)	(\$5,189,352)
Units Created								
Market-Rate On City Land		50	50	43	0	31	0	0
BMR On City Land		0	0	8	51	20	51	51
BMR Offsite (Funded)		5	13	0	0	0	0	0
Total BMR as % of All Units		9%	21%	16%	100%	39%	100%	100%



NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing with commercial retail on the ground floor level

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4062.02	0.00%	59	3.51%	44	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 51-unit LITHC project would be feasible with a \$5.2 million subsidy from the City. The location of this site would score well for affordable housing funding based on access and proximity to public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the next phase of the planned Foothill/Fruitvale Phase II Streetscape along Foothill Boulevard between Rutherford and 35th Avenue. This is a good site for a project using high density wood construction and funded with LIHTC.

27th & Foothill		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	32.5	0
A) Geo Equity Ownership Project: Homeownership Rate %	12.4	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	International Community School is red	0
 		
D) Proximity to public transportation	within 0.2 miles of bus lines: 40,39,20,14	5
E) Proximity to grocery or drug store	.2 mile from Walgreens	5
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		15

36th & Foothill

APN(s): 032-2084-050; 032-2084-051; 032-2115-037-01; 032-2115-038-01

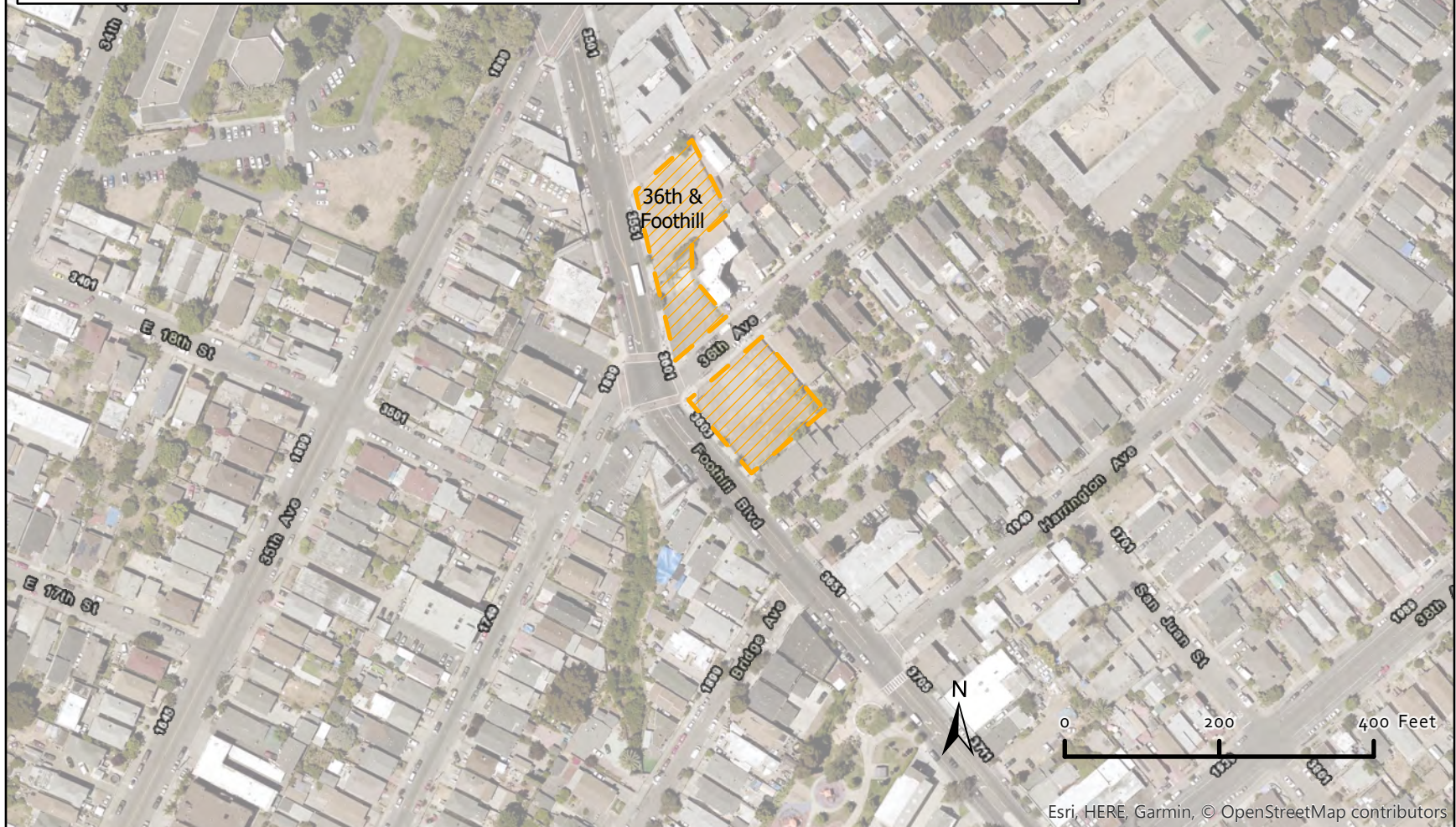
Size: 34,164 sqft

Estimated Land Value: \$ 1,537,380

Zoning: RU-5

Zoning Density: 450 sqft per unit/lot

Max Units (No Density Bonus): 76



36th & Foothill	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF		\$900,000	\$2,437,380	\$0	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$1,537,380	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$932,850)	(\$7,733,152)	(\$5,081,374)	(\$7,733,152)	(\$7,733,152)
Net AHTF Funding Generated/(Subsidy Required)		\$900,000	\$2,437,380	(\$932,850)	(\$7,733,152)	(\$5,081,374)	(\$7,733,152)	(\$7,733,152)
Units Created								
Market-Rate On City Land		75	75	65	0	46	0	0
BMR On City Land		0	0	11	76	30	76	76
BMR Offsite (Funded)		7	19	0	0	0	0	0
Total BMR as % of All Units		9%	21%	14%	100%	39%	100%	100%



NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing with commercial retail on the ground floor level

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4071.01	0.00%	59	6.47%	36	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 76-unit LIHTC project would be feasible with a \$7.7 million subsidy from the City. The properties have occasionally received interest from a range of developers including affordable housing developers as well as local property owners. The location of this site would score well for affordable housing funding because of access and proximity to a full-service grocery store (Mi Ranchito Market) and public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the recently completed infrastructure and streetscape improvements along Foothill Blvd between 35th Avenue and High Street as well as Cesar Chavez Park improvements. This is a good site for a project using high density wood construction and funded with LIHTC.

36th & Foothill		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	36.7	0
A) Geo Equity Ownership Project: Homeownership Rate %	26.4	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Global Family is red	0
 		
D) Proximity to public transportation	0.1 mile to 54 and 40 bus lines	5
E) Proximity to grocery or drug store	.2 mile from Mi Ranchito Market, full service	5
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		15

73rd & International

APN(s): 040-3317-032; 040-3317-048-13

Size: 5,435 sqft

Estimated Land Value: \$ 407,625

Zoning: CC-2

Zoning Density: 275 sqft per unit/lot

Max Units (No Density Bonus): 20



73rd & International	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:							
% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF	\$144,000	\$551,625	\$0	\$0	\$0	\$18,321	\$0
Land Sale Proceeds for Other City Purposes	\$407,625	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	(\$41,508)	(\$1,322,776)	(\$695,501)	\$0	(\$1,322,776)
Net AHTF Funding Generated/(Subsidy Required)	\$144,000	\$551,625	(\$41,508)	(\$1,322,776)	(\$695,501)	\$18,321	(\$1,322,776)
Units Created							
Market-Rate On City Land	12	12	11	0	8	11	0
BMR On City Land	0	0	2	13	5	2	13
BMR Offsite (Funded)	1	4	0	0	0	0	0
Total BMR as % of All Units	9%	27%	15%	100%	38%	16%	100%

NOFA Score for Location Suitability for Affordable Housing Development

73rd & International	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	43.7 0
A) Geo Equity Ownership Project: Homeownership Rate %	29.7 5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Markham Elem is red 0
D) Proximity to public transportation	located right at the 1 and 73 bus lines 5
E) Proximity to grocery or drug store	is right by East Oakland farmers market (only seasonal), and Maria's Market and Deli and a few other corner stores, but none 1
Total Location Score: Rental Project (Out of 20)	6
Total Location Score: Ownership Project (Out of 20)	11

Proposed Use: BMR housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4089	5.42%	32	6.52%	34	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 13-unit affordable housing project would be feasible with a \$1.3 million subsidy from the City. The property was acquired by the Redevelopment Agency with the intent to incorporate the parcels into the planned International Boulevard Streetscape Improvements as well as the proposed AC Transit Bus Rapid Transit improvements. The property is suitable as an infill and transit-oriented development, as it is located on a major transit corridor and within a half mile of the Coliseum BART Station. Although setbacks and other zoning requirements might reduce the density the site could accommodate and the size of the site would likely be too small to efficiently use LIHTC unless it was combined with other sites, the site could be used for affordable home ownership or possibly a land trust model or commercial development, if housing is not feasible.

Clara & Edes

APN(s): 044-5014-005; 044-5014-006-03

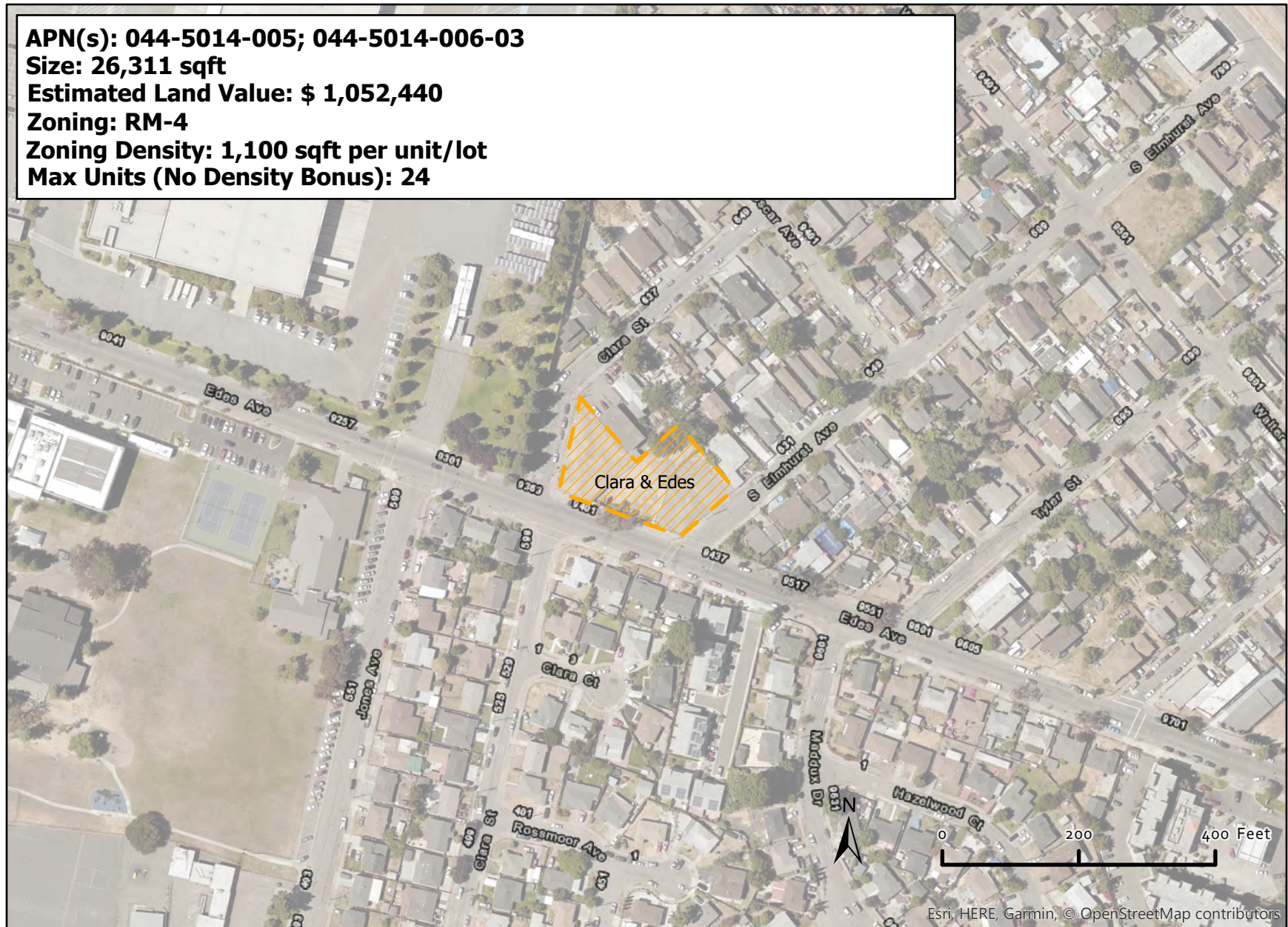
Size: 26,311 sqft

Estimated Land Value: \$ 1,052,440

Zoning: RM-4

Zoning Density: 1,100 sqft per unit/lot

Max Units (No Density Bonus): 24



Esri, HERE, Garmin, © OpenStreetMap contributors

Clara & Edes	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$276,000	\$1,328,440	\$0	\$0	\$0	\$49,181	\$0
Land Sale Proceeds for Other City Purposes		\$1,052,440	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$70,392)	(\$3,256,064)	(\$1,815,687)	\$0	(\$3,256,064)
Net AHTF Funding Generated/(Subsidy Required)		\$276,000	\$1,328,440	(\$70,392)	(\$3,256,064)	(\$1,815,687)	\$49,181	(\$3,256,064)
Units Created								
Market-Rate On City Land		23	23	25	0	19	25	0
BMR On City Land		0	0	5	32	13	5	32
BMR Offsite (Funded)		2	11	0	0	0	0	0
Total BMR as % of All Units		9%	32%	17%	100%	41%	18%	100%



NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing with commercial retail on the ground floor level

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4090	1.08%	45	3.87%	41	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 32-unit housing project would be feasible with a \$3.3 million subsidy from the City. The site is in a medium-density residential area and has been rezoned from C-1- (Local Retail Commercial) to RM-4 (Mixed Housing Type Residential Zone 4) to promote the building of housing on site. New residents on site would benefit from being one block away from the Brookfield Library and Park and the newly constructed state-of-the-art East Oakland Youth Sports Center facility. Although this site is not properly located for transit-oriented development, the Coliseum BART Station, Amtrak and the Coliseum/Oakland Airport are a 5-minute drive away. The size of the project would likely be too small to efficiently use LIHTC unless the site was combined with other sites. However, the low density would be good for affordable home ownership or possibly a land trust model.

Clara & Edes		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	18.2	0
A) Geo Equity Ownership Project: Homeownership Rate %	49.9	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	  Brookfield Village Elem is red	0
D) Proximity to public transportation	within .2 miles of 45 and 98 bus lines, though little else	5
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0
Total Location Score: Rental Project (Out of 20)		5
Total Location Score: Ownership Project (Out of 20)		5


APN(s): 043A464400202; 043A464402509; 043A46400902
Size: 32,038 sqft
Estimated Land Value: \$ 1,281,520
Zoning: RU-4/ RD-1
Zoning Density: 450 sqft per unit/lot
Max Units (No Density Bonus): 71

The figure is an aerial photograph of a residential neighborhood in San Jose, California. Three specific lots are highlighted with orange diagonal hatching. These lots are located on MacArthur Blvd, between 82nd Ave and 83rd Ave. The lots are labeled with their addresses: 8280 MacArthur, 8296 MacArthur, and 8298 MacArthur. A line points from the text 'Golf Links Road' to a street that runs diagonally across the middle of the highlighted area. Other streets visible on the map include MacArthur Blvd, 82nd Ave, 83rd Ave, 84th Ave, 85th Ave, 86th Ave, 87th Ave, 88th Ave, 89th Ave, 90th Ave, 91st Ave, 92nd Ave, 93rd Ave, 94th Ave, 95th Ave, 96th Ave, 97th Ave, 98th Ave, 99th Ave, 100th Ave, 101st Ave, 102nd Ave, 103rd Ave, 104th Ave, 105th Ave, 106th Ave, 107th Ave, 108th Ave, 109th Ave, 110th Ave, 111th Ave, 112th Ave, 113th Ave, 114th Ave, 115th Ave, 116th Ave, 117th Ave, 118th Ave, 119th Ave, 120th Ave, 121st Ave, 122nd Ave, 123rd Ave, 124th Ave, 125th Ave, 126th Ave, 127th Ave, 128th Ave, 129th Ave, 130th Ave, 131st Ave, 132nd Ave, 133rd Ave, 134th Ave, 135th Ave, 136th Ave, 137th Ave, 138th Ave, 139th Ave, 140th Ave, 141st Ave, 142nd Ave, 143rd Ave, 144th Ave, 145th Ave, 146th Ave, 147th Ave, 148th Ave, 149th Ave, 150th Ave, 151st Ave, 152nd Ave, 153rd Ave, 154th Ave, 155th Ave, 156th Ave, 157th Ave, 158th Ave, 159th Ave, 160th Ave, 161st Ave, 162nd Ave, 163rd Ave, 164th Ave, 165th Ave, 166th Ave, 167th Ave, 168th Ave, 169th Ave, 170th Ave, 171st Ave, 172nd Ave, 173rd Ave, 174th Ave, 175th Ave, 176th Ave, 177th Ave, 178th Ave, 179th Ave, 180th Ave, 181st Ave, 182nd Ave, 183rd Ave, 184th Ave, 185th Ave, 186th Ave, 187th Ave, 188th Ave, 189th Ave, 190th Ave, 191st Ave, 192nd Ave, 193rd Ave, 194th Ave, 195th Ave, 196th Ave, 197th Ave, 198th Ave, 199th Ave, 200th Ave, 201st Ave, 202nd Ave, 203rd Ave, 204th Ave, 205th Ave, 206th Ave, 207th Ave, 208th Ave, 209th Ave, 210th Ave, 211th Ave, 212th Ave, 213th Ave, 214th Ave, 215th Ave, 216th Ave, 217th Ave, 218th Ave, 219th Ave, 220th Ave, 221st Ave, 222nd Ave, 223rd Ave, 224th Ave, 225th Ave, 226th Ave, 227th Ave, 228th Ave, 229th Ave, 230th Ave, 231st Ave, 232nd Ave, 233rd Ave, 234th Ave, 235th Ave, 236th Ave, 237th Ave, 238th Ave, 239th Ave, 240th Ave, 241st Ave, 242nd Ave, 243rd Ave, 244th Ave, 245th Ave, 246th Ave, 247th Ave, 248th Ave, 249th Ave, 250th Ave, 251st Ave, 252nd Ave, 253rd Ave, 254th Ave, 255th Ave, 256th Ave, 257th Ave, 258th Ave, 259th Ave, 260th Ave, 261st Ave, 262nd Ave, 263rd Ave, 264th Ave, 265th Ave, 266th Ave, 267th Ave, 268th Ave, 269th Ave, 270th Ave, 271st Ave, 272nd Ave, 273rd Ave, 274th Ave, 275th Ave, 276th Ave, 277th Ave, 278th Ave, 279th Ave, 280th Ave, 281st Ave, 282nd Ave, 283rd Ave, 284th Ave, 285th Ave, 286th Ave, 287th Ave, 288th Ave, 289th Ave, 290th Ave, 291st Ave, 292nd Ave, 293rd Ave, 294th Ave, 295th Ave, 296th Ave, 297th Ave, 298th Ave, 299th Ave, 300th Ave, 301st Ave, 302nd Ave, 303rd Ave, 304th Ave, 305th Ave, 306th Ave, 307th Ave, 308th Ave, 309th Ave, 310th Ave, 311th Ave, 312th Ave, 313th Ave, 314th Ave, 315th Ave, 316th Ave, 317th Ave, 318th Ave, 319th Ave, 320th Ave, 321st Ave, 322nd Ave, 323rd Ave, 324th Ave, 325th Ave, 326th Ave, 327th Ave, 328th Ave, 329th Ave, 330th Ave, 331st Ave, 332nd Ave, 333rd Ave, 334th Ave, 335th Ave, 336th Ave, 337th Ave, 338th Ave, 339th Ave, 340th Ave, 341st Ave, 342nd Ave, 343rd Ave, 344th Ave, 345th Ave, 346th Ave, 347th Ave, 348th Ave, 349th Ave, 350th Ave, 351st Ave, 352nd Ave, 353rd Ave, 354th Ave, 355th Ave, 356th Ave, 357th Ave, 358th Ave, 359th Ave, 360th Ave, 361st Ave, 362nd Ave, 363rd Ave, 364th Ave, 365th Ave, 366th Ave, 367th Ave, 368th Ave, 369th Ave, 370th Ave, 371st Ave, 372nd Ave, 373rd Ave, 374th Ave, 375th Ave, 376th Ave, 377th Ave, 378th Ave, 379th Ave, 380th Ave, 381st Ave, 382nd Ave, 383rd Ave, 384th Ave, 385th Ave, 386th Ave, 387th Ave, 388th Ave, 389th Ave, 390th Ave, 391st Ave, 392nd Ave, 393rd Ave, 394th Ave, 395th Ave, 396th Ave, 397th Ave, 398th Ave, 399th Ave, 400th Ave, 401st Ave, 402nd Ave, 403rd Ave, 404th Ave, 405th Ave, 406th Ave, 407th Ave, 408th Ave, 409th Ave, 410th Ave, 411th Ave, 412th Ave, 413th Ave, 414th Ave, 415th Ave, 416th Ave, 417th Ave, 418th Ave, 419th Ave, 420th Ave, 421st Ave, 422nd Ave, 423rd Ave, 424th Ave, 425th Ave, 426th Ave, 427th Ave, 428th Ave, 429th Ave, 430th Ave, 431st Ave, 432nd Ave, 433rd Ave, 434th Ave, 435th Ave, 436th Ave, 437th Ave, 438th Ave, 439th Ave, 440th Ave, 441st Ave, 442nd Ave, 443rd Ave, 444th Ave, 445th Ave, 446th Ave, 447th Ave, 448th Ave, 449th Ave, 450th Ave, 451st Ave, 452nd Ave, 453rd Ave, 454th Ave, 455th Ave, 456th Ave, 457th Ave, 458th Ave, 459th Ave, 460th Ave, 461st Ave, 462nd Ave, 463rd Ave, 464th Ave, 465th Ave, 466th Ave, 467th Ave, 468th Ave, 469th Ave, 470th Ave, 471st Ave, 472nd Ave, 473rd Ave, 474th Ave, 475th Ave, 476th Ave, 477th Ave, 478th Ave, 479th Ave, 480th Ave, 481st Ave, 482nd Ave, 483rd Ave, 484th Ave, 485th Ave, 486th Ave, 487th Ave, 488th Ave, 489th Ave, 490th Ave, 491st Ave, 492nd Ave, 493rd Ave, 494th Ave, 495th Ave, 496th Ave, 497th Ave, 498th Ave, 499th Ave, 500th Ave, 501st Ave, 502nd Ave, 503rd Ave, 504th Ave, 505th Ave, 506th Ave, 507th Ave, 508th Ave, 509th Ave, 510th Ave, 511th Ave, 512th Ave, 513th Ave, 514th Ave, 515th Ave, 516th Ave, 517th Ave, 518th Ave, 519th Ave, 520th Ave, 521st Ave, 522nd Ave, 523rd Ave, 524th Ave, 525th Ave, 526th Ave, 527th Ave, 528th Ave, 529th Ave, 530th Ave, 531st Ave, 532nd Ave, 533rd Ave, 534th Ave, 535th Ave, 536th Ave, 537th Ave, 538th Ave, 539th Ave, 540th Ave, 541st Ave, 542nd Ave, 543rd Ave, 544th Ave, 545th Ave, 546th Ave, 547th Ave, 548th Ave, 549th Ave, 550th Ave, 551st Ave, 552nd Ave, 553rd Ave, 554th Ave, 555th Ave, 556th Ave, 557th Ave, 558th Ave, 559th Ave, 560th Ave, 561st Ave, 562nd Ave, 563rd Ave, 564th Ave, 565th Ave, 566th Ave, 567th Ave, 568th Ave, 569th Ave, 570th Ave, 571st Ave, 572nd Ave, 573rd Ave, 574th Ave, 575th Ave, 576th Ave, 577th Ave, 578th Ave, 579th Ave, 580th Ave, 581st Ave, 582nd Ave, 583rd Ave, 584th Ave, 585th Ave, 586th Ave, 587th Ave, 588th Ave, 589th Ave, 590th Ave, 591st Ave, 592nd Ave, 593rd Ave, 594th Ave, 595th Ave, 596th Ave, 597th Ave, 598th Ave, 599th Ave, 600th Ave, 601st Ave, 602nd Ave, 603rd Ave, 604th Ave, 605th Ave, 606th Ave, 607th Ave, 608th Ave, 609th Ave, 610th Ave, 611th Ave, 612th Ave, 613th Ave, 614th Ave,

Golf Links Road	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$1,761,520	\$1,761,520	\$0	\$0	\$0	\$125,609	\$0
Land Sale Proceeds for Other City Purposes		\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$65,878)	(\$4,070,080)	(\$2,248,482)	\$0	(\$4,070,080)
Net AHTF Funding Generated/(Subsidy Required)		\$1,761,520	\$1,761,520	(\$65,878)	(\$4,070,080)	(\$2,248,482)	\$125,609	(\$4,070,080)
Units Created								
Market-Rate On City Land		40	40	34	0	24	34	0
BMR On City Land		0	0	6	40	16	6	40
BMR Offsite (Funded)		14	14	0	0	0	1	0
Total BMR as % of All Units		26%	26%	15%	100%	40%	17%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing

Golf Links Road		NOFA Location Score (0 to 5)												
NOFA Criteria	Notes													
A) Geo Equity Rental Project: Poverty Rate %	8.5	5												
A) Geo Equity Ownership Project: Homeownership Rate %	52.2	0												
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Howard Elem is red	0												
 <p>OAKLAND UNIFIED SCHOOL DISTRICT Oakland Unified School District • Oakland, California</p> <table><thead><tr><th>Color</th><th>Score</th></tr></thead><tbody><tr><td>Blue</td><td>5</td></tr><tr><td>Green</td><td>4</td></tr><tr><td>Yellow</td><td>3</td></tr><tr><td>Orange</td><td>2</td></tr><tr><td>Red</td><td>1</td></tr></tbody></table>		Color	Score	Blue	5	Green	4	Yellow	3	Orange	2	Red	1	
Color	Score													
Blue	5													
Green	4													
Yellow	3													
Orange	2													
Red	1													
D) Proximity to public transportation	right at several bus lines: 57,98,NXC,NX3	5												
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0												
Total Location Score: Rental Project (Out of 20)		10												
Total Location Score: Ownership Project (Out of 20)		5												

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4098	0.96%	46	3.76%	43	5.79%	7.84%

Rationale: The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. To maximize density on this site, staff estimates that a 40-unit housing project could be feasible with a \$4 million subsidy from the City.

The parcel on Golf Links (currently without an address) is zoned Detached Unit Residential (RD-1), which is intended to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures. The parcel at 2824 Macarthur is zoned Urban Residential (RU-4), which is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services. The non-contiguous nature of these parcels, and the zoning of the larger parcel, may limit projects to affordable home ownership or possibly a land trust model.

8280 & 8296 MacArthur

APN(s): 043A-4644-026; 043A-4644-028

Size: 12,720 sqft

Estimated Land Value: \$ 826,800

Zoning: RU-4

Zoning Density: 450 sqft per unit/lot

Max Units (No Density Bonus): 28



8280 & 8296 MacArthur		1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:								
% Proceeds to AHTF:		0%	100%	0%	40% - 80%	50%	50%	50%
Land Use:		Mkt Rate Res	Mkt Rate Res	Mkt Rate Res	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF		\$96,000	\$922,800	\$96,000	\$0	\$82,462	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$826,800	\$0	\$826,800	\$0	\$82,462	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	(\$814,016)	\$0	(\$814,016)	(\$814,016)
Net AHTF Funding Generated/(Subsidy Required)		\$96,000	\$922,800	\$96,000	(\$814,016)	\$82,462	(\$814,016)	(\$814,016)
Units Created								
Market-Rate On City Land		8	8	8	0	5	0	0
BMR On City Land		0	0	0	8	3	8	8
BMR Offsite (Funded)		1	7	1	0	1	0	0
Total BMR as % of All Units		9%	48%	9%	100%	42%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing

8280 & 8296 MacArthur		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	8.5	5
A) Geo Equity Ownership Project: Homeownership Rate %	52.2	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Howard Elem is red	0
D) Proximity to public transportation	right at several bus lines: 57,98,NX3,NXC	5
E) Proximity to grocery or drug store	The only groceries within 1/2 mile either have no reviews or are reviewed as not being full service	0
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		5

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4098	0.96%	46	3.76%	43	5.79%	7.84%

Rationale: Based on the current RU-4 zoning, each of the two parcels could produce 14 units, or 28 units in total. But setbacks and other zoning concerns would reduce the feasibility to a four-plex on each property. If the to-be selected developer could acquire the middle parcel in between these two sites, a larger development footprint could be assembled for more interesting design options and a denser project. Staff estimates two 4-unit affordable housing projects could be feasible with a \$814K subsidy from the City. The site could be used for affordable home ownership or possibly a land trust model, or could be developed as a scattered sites development with the nearby Golf Links Road site.

98th & Stearns

APN(s): 48-5617-9-1; 48-5617-10-4

Size: 20,614 sqft

Estimated Land Value: \$ 1,855,260

Zoning: RD-1

Zoning Density: 5,000 sqft per unit/lot

Max Units (No Density Bonus): 4



98th & Stearns	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario: % Proceeds to AHTF: Land Use:	0% Mkt Rate Res	100% Mkt Rate Res	0% Mkt Rate Res	40% - 80% 100% @ 60% AMI	50% 40% BMR tiered	50% 15% BMR tiered	50% 100% @ 60% AMI
Funds Generated to AHTF	\$48,000	\$1,903,260	\$48,000	\$0	\$707,005	\$903,618	\$0
Land Sale Proceeds for Other City Purposes	\$1,855,260	\$0	\$1,855,260	\$0	\$707,005	\$750,990	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$610,512)	\$0	\$0	(\$610,512)
Net AHTF Funding Generated/(Subsidy Required)	\$48,000	\$1,903,260	\$48,000	(\$610,512)	\$707,005	\$903,618	(\$610,512)
Units Created							
Market-Rate On City Land	4	4	4	0	4	5	0
BMR On City Land	0	0	0	6	2	1	6
BMR Offsite (Funded)	0	15	0	0	6	7	0
Total BMR as % of All Units	9%	79%	9%	100%	66%	62%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing

98th Ave and Stearns		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	18.1	0
A) Geo Equity Ownership Project: Homeownership Rate %	51.9	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Grass Valley Elem is orange	0
D) Proximity to public transportation	no bus lines within 1/4 mile	0
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0
Total Location Score: Rental Project (Out of 20)		0
Total Location Score: Ownership Project (Out of 20)		0

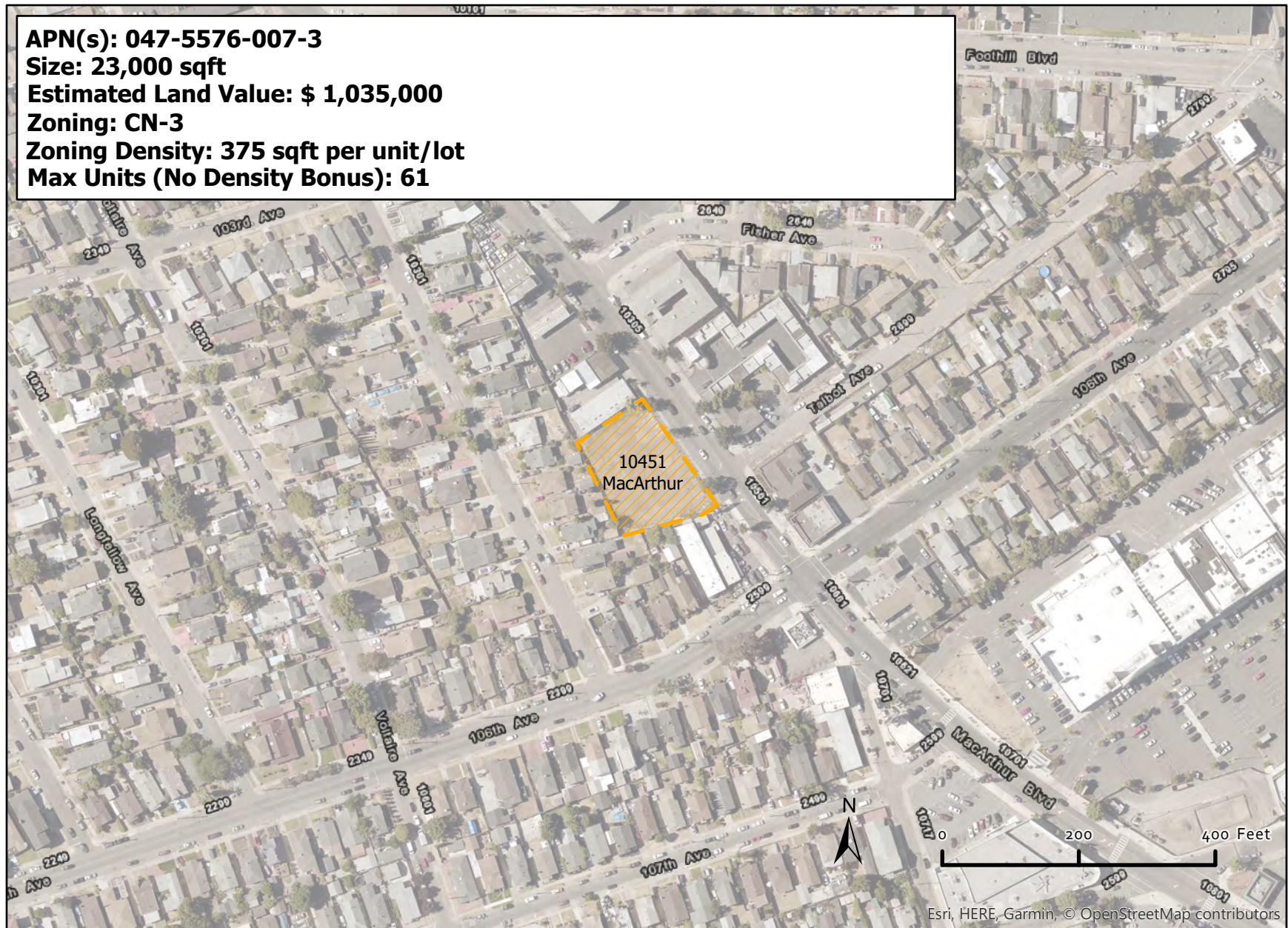
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4101	39.78%	8	41.86%	4	5.79%	7.84%

Rationale: Given the site's low density RM-1 zoning, staff estimates a 6-unit affordable housing project could be feasible with a \$610K subsidy from the City. The site would be best used for affordable home ownership or possibly a land trust model.

10451 MacArthur

APN(s): 047-5576-007-3
Size: 23,000 sqft
Estimated Land Value: \$ 1,035,000
Zoning: CN-3
Zoning Density: 375 sqft per unit/lot
Max Units (No Density Bonus): 61



10451 MacArthur	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:	0%	100%	0%	40% - 80%	50%	50%	50%
% Proceeds to AHTF:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Land Use:							
Funds Generated to AHTF	\$612,000	\$1,647,000	\$0	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$1,035,000	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	(\$761,531)	(\$5,291,104)	(\$3,598,128)	(\$5,291,104)	(\$5,291,104)
Net AHTF Funding Generated/(Subsidy Required)	\$612,000	\$1,647,000	(\$761,531)	(\$5,291,104)	(\$3,598,128)	(\$5,291,104)	(\$5,291,104)
Units Created							
Market-Rate On City Land	51	51	44	0	31	0	0
BMR On City Land	0	0	8	52	21	52	52
BMR Offsite (Funded)	5	13	0	0	0	0	0
Total BMR as % of All Units	9%	21%	15%	100%	40%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing with commercial retail on the ground floor level

10451 MacArthur	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	27.9 0
A) Geo Equity Ownership Project: Homeownership Rate %	47.5 0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Reach Academy is red 0
D) Proximity to public transportation	right at several bus lines: 57,NX3,NXC 5
E) Proximity to grocery or drug store	.3 mile to Foods Co 1
Total Location Score: Rental Project (Out of 20)	6
Total Location Score: Ownership Project (Out of 20)	6

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4102	5.26%	33	9.15%	29	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 52-unit LIHTC project would be feasible with a \$5.3 million subsidy from the City. The site has received some interest from developers who have looked at a number of different development scenarios ranging from affordable housing to mixed use with housing and ground floor retail. The location of this site would score well for affordable housing funding based on its excellent access to bus service through AC Transit as well as convenient freeway access via the on and off-ramps at Foothill and 106th Avenue. The site represents an opportunity to expand the Foothill Square shopping center and create employment opportunities as well as bring needed goods and services to East Oakland residents. This is an excellent site for a project using high density wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

Barcelona Site (Oak Knoll)

APN(s): 048-6870-002

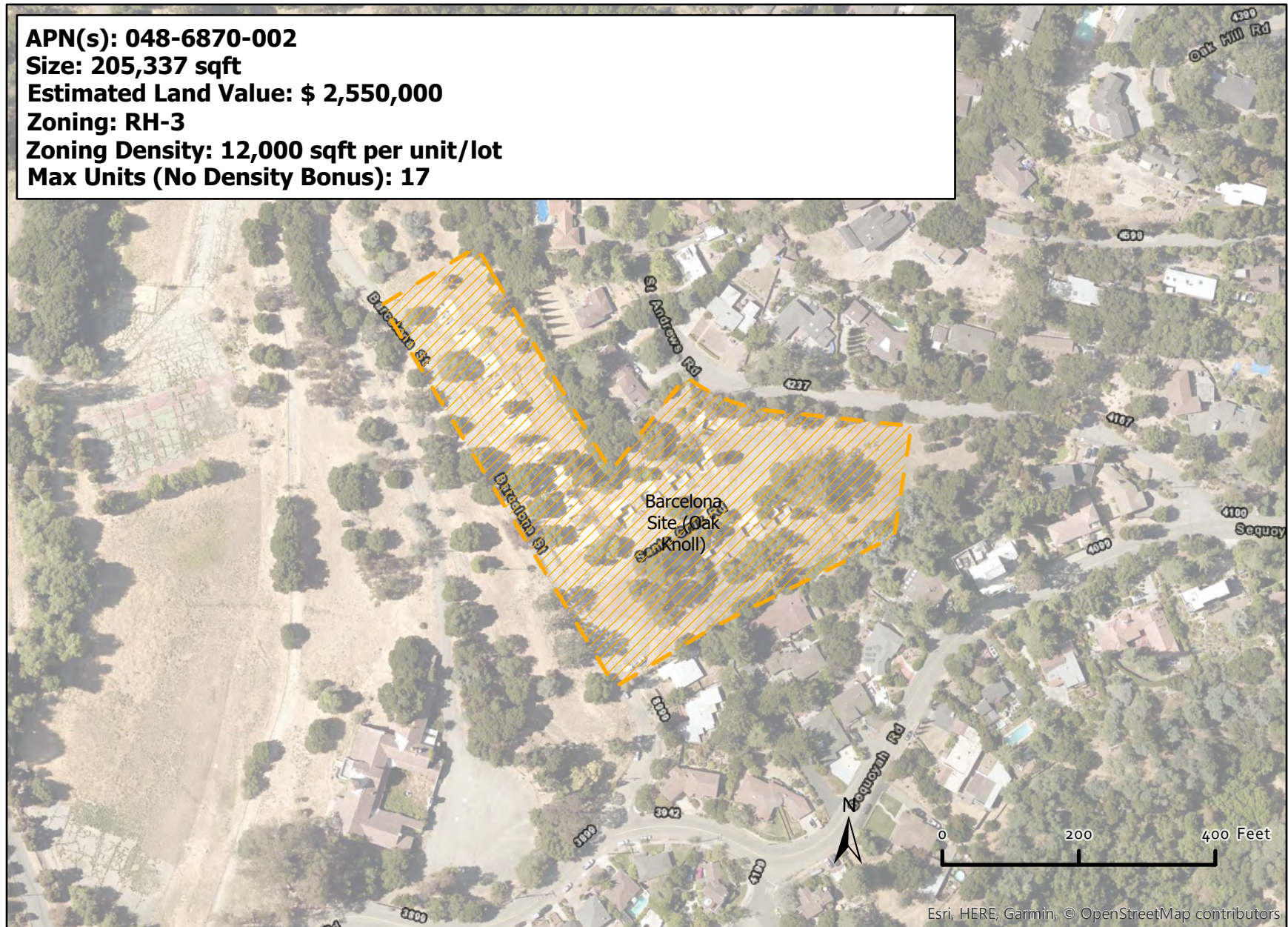
Size: 205,337 sqft

Estimated Land Value: \$ 2,550,000

Zoning: RH-3

Zoning Density: 12,000 sqft per unit/lot

Max Units (No Density Bonus): 17



Barcelona Site (Oak Knoll)	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF		\$575,875	\$575,875	\$136,032	\$0	\$40,917	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$554,625	\$554,625	\$408,095	\$0	\$523,457	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	(\$2,340,296)	\$0	(\$2,340,296)	(\$2,340,296)
Net AHTF Funding Generated/(Subsidy Required)		\$575,875	\$575,875	\$136,032	(\$2,340,296)	\$40,917	(\$2,340,296)	(\$2,340,296)
Units Created								
Market-Rate On City Land		17	17	19	0	14	0	0
BMR On City Land		0	0	3	23	9	23	23
BMR Offsite (Funded)		5	5	1	0	0	0	0
Total BMR as % of All Units		21%	21%	18%	100%	40%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing

Affordable Housing Concentration Ranking

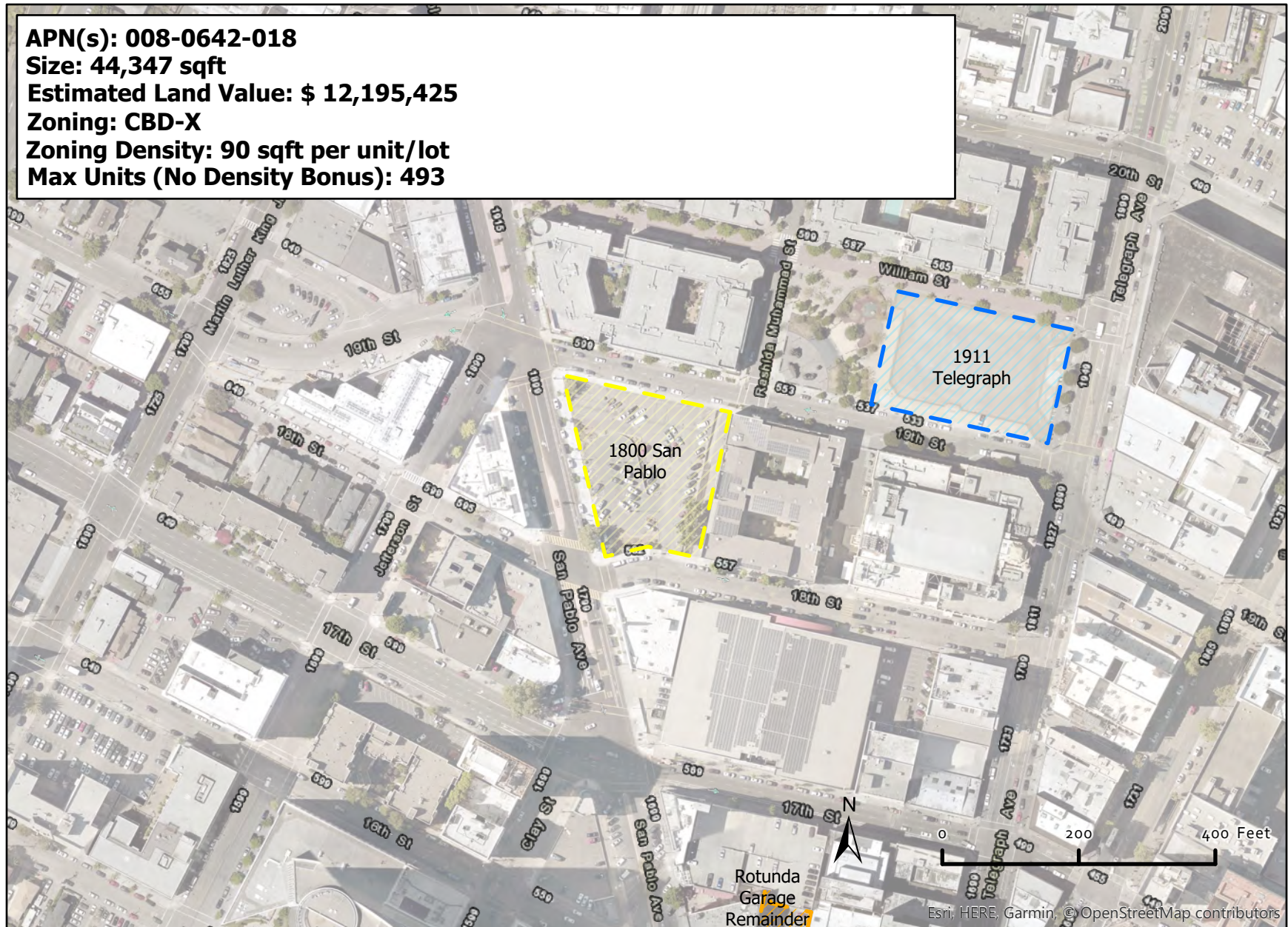
Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4099	0.00%	59	0.96%	53	5.79%	7.84%

Rationale: There is no affordable housing being proposed by Oak Knoll Venture Acquisitions, LLC for the master-planned development project on their 167-acre property and so therefore the adjacent City-owned Barcelona site is being made available for affordable housing. On January 16, 2018, the City Council directed the City Administrator to issue a Request for Proposals for the development of affordable housing on the 5.4 acre sitel (Resolution No. 87031 C.M.S.). State redevelopment law requires that at least 15% of all residential units developed in a redevelopment project area be affordable to low and moderate income households. Although the zoning only allows 17 units, or 23 units with the density bonus, the City Council has recommended looking at the possibility of rezoning to allow a larger project. For now, the strategy only includes what is allowed under the current very low density residential zoning under which the site could be used for affordable home ownership or possibly a land trust model. With rezoning the site could accommodate a much larger project using moderate density wood construction and funded with LIHTC.

Oak Knoll (Barcelona Site)	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	2.2 5
A) Geo Equity Ownership Project: Homeownership Rate %	85.9 0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Howard Elem is red 0
D) Proximity to public transportation	within .2 miles of 46 and 46L, which effectively is one line. 2
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile 0
Total Location Score: Rental Project (Out of 20)	7
Total Location Score: Ownership Project (Out of 20)	2



1800 San Pablo

APN(s): 008-0642-018
Size: 44,347 sqft
Estimated Land Value: \$ 12,195,425
Zoning: CBD-X
Zoning Density: 90 sqft per unit/lot
Max Units (No Density Bonus): 493



1800 San Pablo	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario: % Proceeds to AHTF: Land Use:	0% Mkt Rate Res	100% Mkt Rate Res	0% 15% @ 80% AMI	40% - 80% Market Rate Resident	50% 40% BMR tiered	50% 100% @ 60% AMI	50% 100% @ 60% AMI
Funds Generated to AHTF	\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$12,195,425	\$0	\$8,826,929	\$2,439,085	\$61,610	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	\$0	\$0	(\$11,697,048)	(\$11,697,048)
Net AHTF Funding Generated/(Subsidy Required)	\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	(\$11,697,048)	(\$11,697,048)
Units Created							
Market-Rate On City Land	492	492	84	492	59	0	0
BMR On City Land	0	0	15	0	40	99	99
BMR Offsite (Funded)	87	184	0	165	0	0	0
Total BMR as % of All Units	15%	27%	15%	25%	41%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

1800 San Pablo Avenue	NOFA Location Score (0 to 5)
NOFA Criteria A) Geo Equity Rental Project: Poverty Rate % A) Geo Equity Ownership Project: Homeownership Rate % B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"  	Notes 27.1 6.3 Lafayette Elem and MLK Elem are red 0
D) Proximity to public transportation	.2 mile from BART 5
E) Proximity to grocery or drug store	.2 mile from Walgreens at 1333 Broadway 5
Total Location Score: Rental Project (Out of 20)	10
Total Location Score: Ownership Project (Out of 20)	15

Proposed Use: A high-rise, mixed-use, market-rate housing and retail development that would use steel construction to maximize the density allowed on the site.

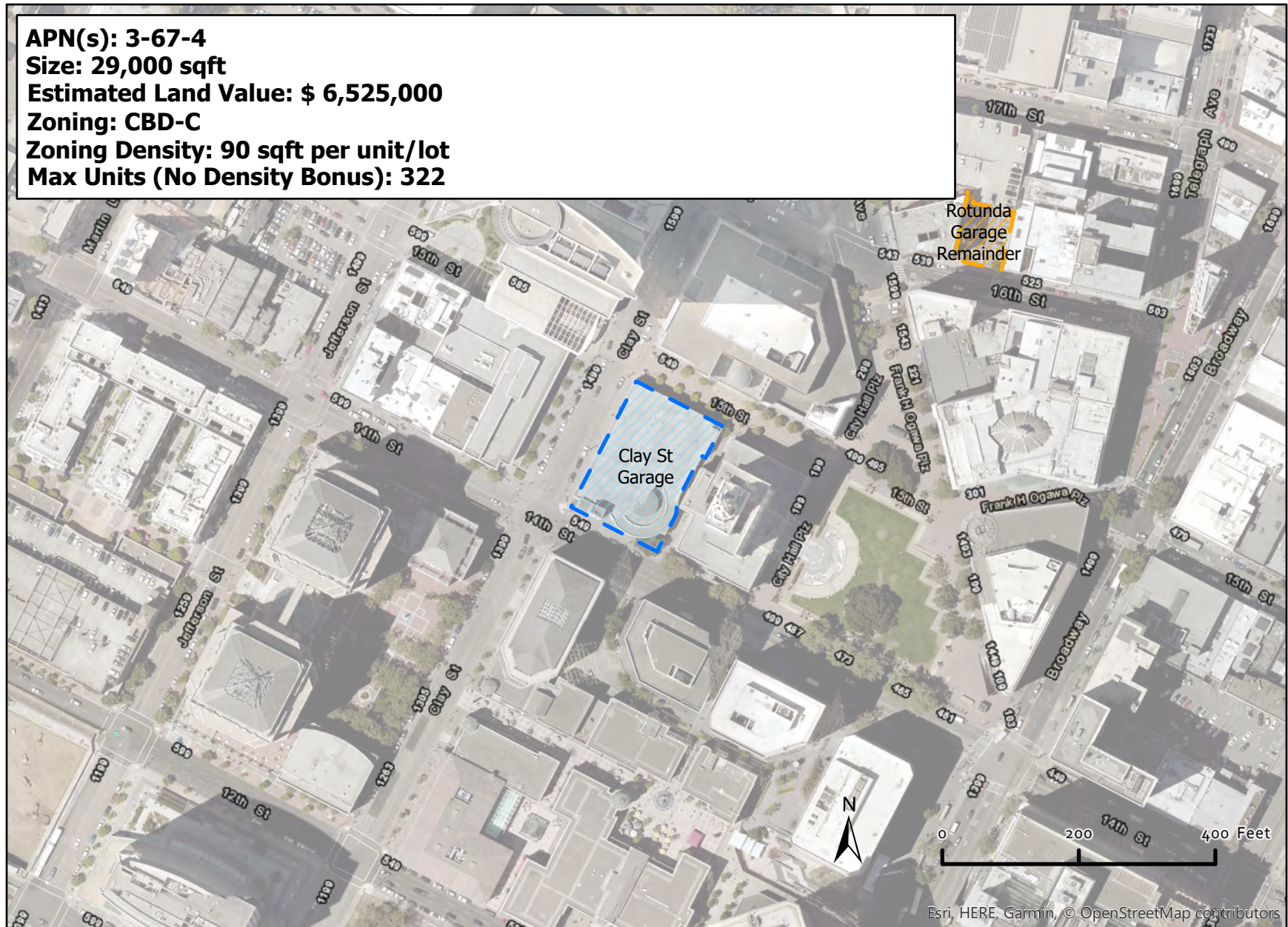
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: 1800 San Pablo is an ideal site for high-rise, transit-oriented development, as it has close access to the 19th Street BART Station, and is one of only two sites in the public lands portfolio (along with 1911 Telegraph) where high rise residential development is feasible. The additional expenses of steel construction make the costs of high-rise development prohibitive for affordable housing. Based on the CBD-X zoning, the site can support up to 492 housing units at 90 square feet per dwelling unit, which would generate \$10.8 million in housing impact fees to the AHTF. High downtown land values for this site could generate another \$9.8 million in land sale proceeds, 80% of which would be set aside to AHTF. Staff estimates these funds, totaling \$20.6 million to the AHTF, could support approximately 165 LIHTC housing units off-site or 202 of the 746 affordable units on the City's 14 BMR sites. Staff estimates that the site could support 15,000 square feet of ground floor retail space, which would generate approximately \$60,000 annually in sales taxes. When combined with property taxes and business taxes, the site is expected to generate \$1.3 million in tax revenue to the City annually.



Clay St Garage

APN(s): 3-67-4
Size: 29,000 sqft
Estimated Land Value: \$ 6,525,000
Zoning: CBD-C
Zoning Density: 90 sqft per unit/lot
Max Units (No Density Bonus): 322



Clay St Garage	Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value 0% Mkt Rate Res	1b) Full Market Value 100% Mkt Rate Res	2) Surplus Lands Minimum 0% 15% @ 80% AMI	3) Staff Public Lands Strategy 40% - 80% Commercial	4a) CWN Fixed 50% 40% BMR tiered	4b) CWN Flexible 50% 15% BMR tiered	5) All Affordable 50% 100% @ 60% AMI
Funds Generated to AHTF		\$1,408,000	\$7,933,000	\$0	\$3,242,400	\$394,373	\$3,390,976	\$0
Land Sale Proceeds for Other City Purposes		\$6,525,000	\$0	\$4,279,336	\$3,915,000	\$394,373	\$1,737,506	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$6,613,880)
Net AHTF Funding Generated/(Subsidy Required)		\$1,408,000	\$7,933,000	\$0	\$3,242,400	\$394,373	\$3,390,976	(\$6,613,880)
Units Created								
Market-Rate On City Land		64	64	55	0	39	55	0
BMR On City Land		0	0	10	0	26	10	65
BMR Offsite (Funded)		11	63	0	26	3	27	0
Total BMR as % of All Units		15%	50%	15%	100%	43%	40%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Clay St garage	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	27.1 0
A) Geo Equity Ownership Project: Homeownership Rate %	6.3 5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lafayette Elem and MLK Elem are red 0
 	
D) Proximity to public transportation	.1 mile from BART 5
E) Proximity to grocery or drug store	.1 mile from Walgreens at 1333 Broadway 5
Total Location Score: Rental Project (Out of 20)	10
Total Location Score: Ownership Project (Out of 20)	15

Proposed Use: Office over five levels with ground floor retail and no replacement parking.

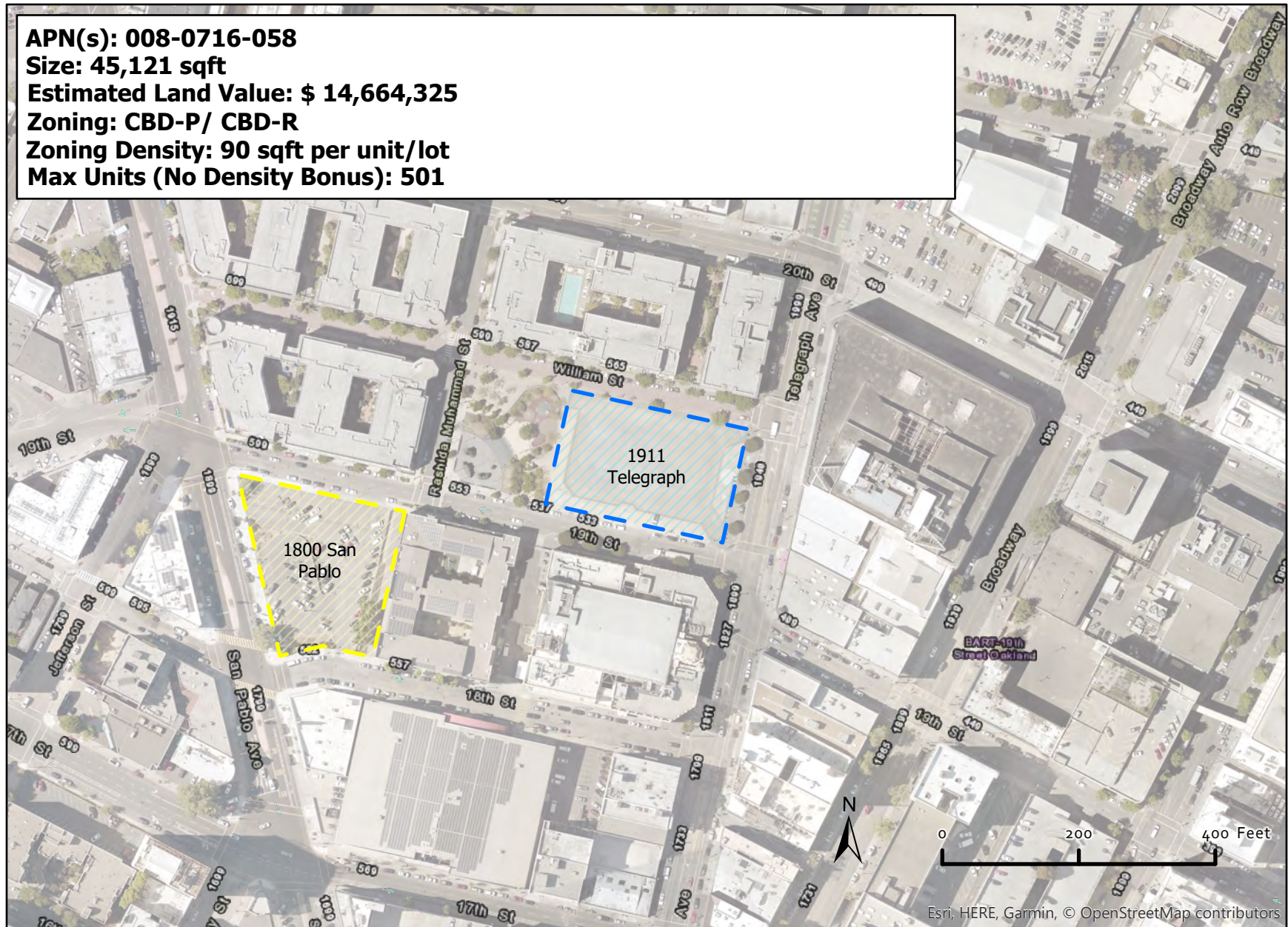
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: This site is likely to be restricted to 6 or 7 stories to limit the impact on the historic City Hall next door. There are several reasons residential is not proposed for this site. First, the surrounding office uses make residential a less compatible use. Affordable housing, in particular, is not recommended because this site is located in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the City. Second, the high value of land in Downtown Oakland should be extracted through a fair market value sale, based on its "highest and best" use, in order to maximize dollars that can be contributed into the AHTF. Staff estimates the impact fees and land sale proceeds generated from a FMV sale could provide \$3.2 million into the AHTF for approximately 26 LITHC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$400,000 in the first full year.



1911 Telegraph

APN(s): 008-0716-058
Size: 45,121 sqft
Estimated Land Value: \$ 14,664,325
Zoning: CBD-P/ CBD-R
Zoning Density: 90 sqft per unit/lot
Max Units (No Density Bonus): 501



1911 Telegraph	Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value 0% Mkt Rate Res	1b) Full Market Value 100% Mkt Rate Res	2) Surplus Lands Minimum 0% 15% @ 80% AMI	3) Staff Public Lands Strategy 40% - 80% Commercial	4a) CWN Fixed 50% 40% BMR tiered	4b) CWN Flexible 50% 15% BMR tiered	5) All Affordable 50% 100% @ 60% AMI
Funds Generated to AHTF		\$11,000,000	\$25,664,325	\$0	\$11,130,250	\$1,263,260	\$5,951,493	\$0
Land Sale Proceeds for Other City Purposes		\$14,664,325	\$0	\$11,295,829	\$8,798,595	\$1,263,260	\$3,382,255	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$11,933,352)
Net AHTF Funding Generated/(Subsidy Required)		\$11,000,000	\$25,664,325	\$0	\$11,130,250	\$1,263,260	\$5,951,493	(\$11,933,352)
Units Created								
Market-Rate On City Land		500	500	86	0	61	86	0
BMR On City Land		0	0	15	0	40	15	101
BMR Offsite (Funded)		88	205	0	89	10	48	0
Total BMR as % of All Units		15%	29%	15%	100%	45%	42%	100%

NOFA Score for Location Suitability for Affordable Housing Development

1911 Telegraph	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	27.1 0
A) Geo Equity Ownership Project: Homeownership Rate %	6.3 5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lafayette Elem and MLK Elem are red 0
 	
D) Proximity to public transportation	.1 mile from BART 5
E) Proximity to grocery or drug store	None within 1/4 mile, CVS within 1/2 mile 1
Total Location Score: Rental Project (Out of 20)	6
Total Location Score: Ownership Project (Out of 20)	11

Proposed Use: A high-rise, mixed-use office development, utilizing steel construction.

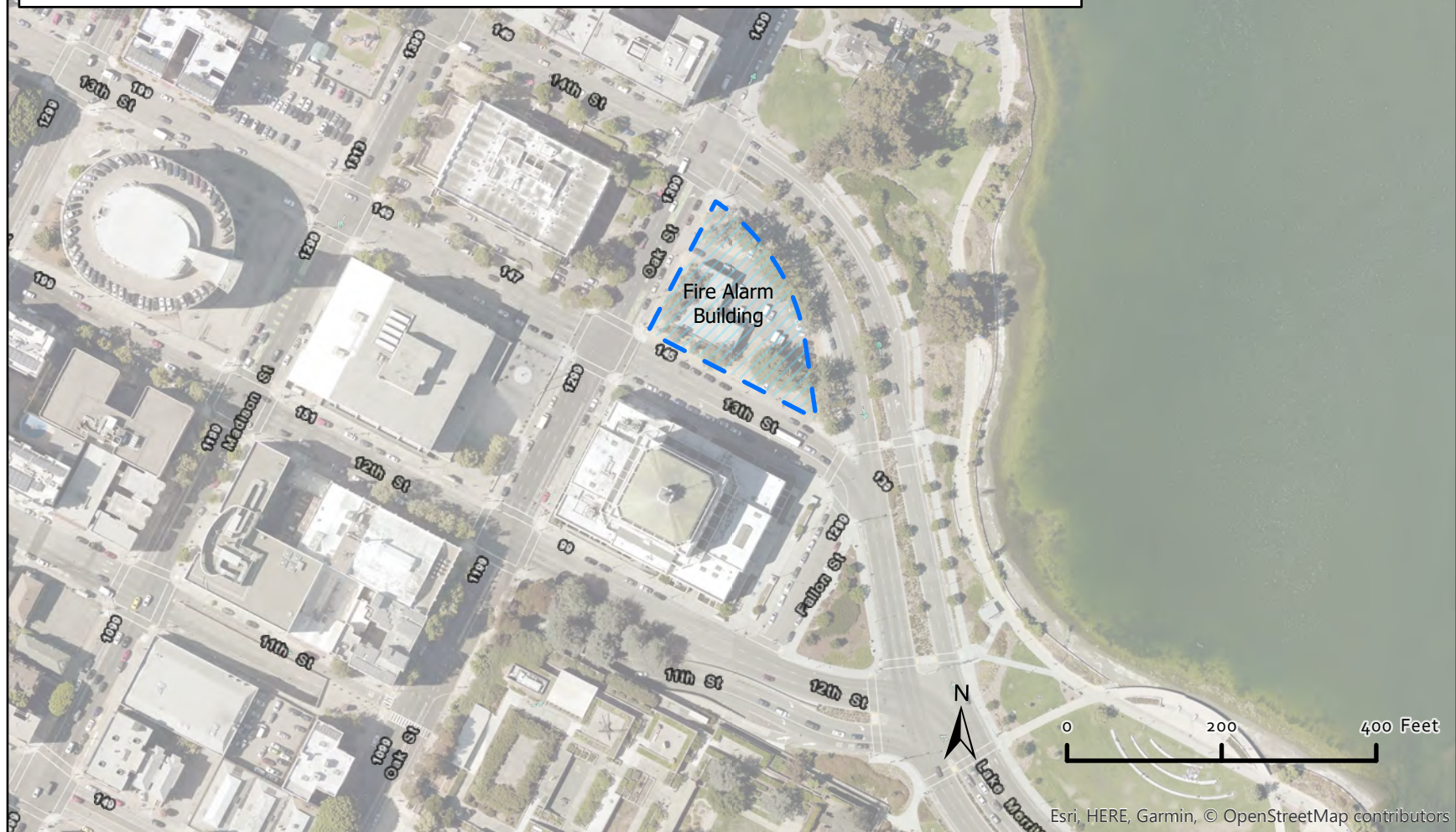
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: The site is well-positioned to form a strong new office cluster near the 19th Street BART Station along with the rehabbing of Uptown Station and the proposed office project at 2100 Telegraph Avenue. Affordable housing is not recommended because this site is in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the City. Secondly, the high value of land in Downtown Oakland should be extracted through a fair market value sale in order to maximize dollars that can be contributed into the AHTF. Staff estimates the jobs/housing impact fee and land sale proceeds generated from a FMV sale of this site could provide \$11.1 million into the AHTF, which could support approximately 89 LIHTC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax). Staff estimates that the site could support 20,000 square feet of ground floor retail space, which could generate approximately \$80,000 annually in sales taxes. When combined with property taxes and business taxes, an office use is expected to generate ongoing tax revenue to the City starting at \$2.6 million in the first full year.


Fire Alarm Building

APN(s): 2-91-1
Size: 31,031 sqft
Estimated Land Value: \$ 6,981,975
Zoning: D-LM-4
Zoning Density: 450 sqft per unit/lot
Max Units (No Density Bonus): 69



Fire Alarm Bldg	Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value 0% Mkt Rate Res	1b) Full Market Value 100% Mkt Rate Res	2) Surplus Lands Minimum 0% 15% @ 80% AMI	3) Staff Public Lands Strategy 40% - 80% Commercial	4a) CWN Fixed 50% 40% BMR tiered	4b) CWN Flexible 50% 15% BMR tiered	5) All Affordable 50% 100% @ 60% AMI
Funds Generated to AHTF		\$1,496,000	\$8,477,975	\$0	\$3,201,348	\$402,236	\$3,714,340	\$0
Land Sale Proceeds for Other City Purposes		\$6,981,975	\$0	\$4,736,311	\$4,189,185	\$402,236	\$1,959,118	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$7,020,888)
Net AHTF Funding Generated/(Subsidy Required)		\$1,496,000	\$8,477,975	\$0	\$3,201,348	\$402,236	\$3,714,340	(\$7,020,888)
Units Created								
Market-Rate On City Land		68	68	59	0	41	59	0
BMR On City Land		0	0	10	0	28	10	69
BMR Offsite (Funded)		12	68	0	26	3	30	0
Total BMR as % of All Units		15%	50%	14%	100%	43%	40%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Fire Alarm Bldg	NOFA Location Score (0 to 5)												
NOFA Criteria	Notes												
A) Geo Equity Rental Project: Poverty Rate %	2.2 5												
A) Geo Equity Ownership Project: Homeownership Rate %	10 5												
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lincoln Elem is green 5												
 <table border="1"> <thead> <tr> <th>Color</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>4</td> </tr> <tr> <td>Green</td> <td>3</td> </tr> <tr> <td>Yellow</td> <td>2</td> </tr> <tr> <td>Orange</td> <td>1</td> </tr> <tr> <td>Red</td> <td>0</td> </tr> </tbody> </table>	Color	Score	Blue	4	Green	3	Yellow	2	Orange	1	Red	0	
Color	Score												
Blue	4												
Green	3												
Yellow	2												
Orange	1												
Red	0												
D) Proximity to public transportation	within .1 mile of many bus lines (14,40, etc) 5												
E) Proximity to grocery or drug store	.2 mile from Nature's Best Foods, which yelp reviews say has great selection, though perhaps a little light on raw 5												
Total Location Score: Rental Project (Out of 20)	20												
Total Location Score: Ownership Project (Out of 20)	20												

Proposed Use: Commercial development. Any proposed development must take into consideration the existing conditions of the Fire Alarm Building located on site, which is designated as a historic building.

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4034	7.84%	26	8.97%	31	5.79%	7.84%

Rationale: The Fire Alarm Building was constructed in 1911 to house the alarm system for the Oakland Fire Department and Oakland Police Department and was in use until 1983, when a new dispatch center was built at Fire Station 1. Given the historic nature of the existing building, the high concentration of affordable housing in Downtown Oakland, the high value of land in Downtown Oakland, and the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in downtown, staff recommends that this site be used for commercial development and sold at fair market value for the "highest and best use". Staff estimates \$3.2 million in land sale proceeds and impact fees could be generated from the fair market-rate sale of this site for the AHTF to support approximately 26 LIHTC units off-site. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$300,000 in the first full year.

Old Fire Station #24

APN(s): 48F-7361-11; 48F-7361-12

Size: 39,535 sqft

Estimated Land Value: \$ 1,250,000

Zoning: RH-4

Zoning Density: 6,500 sqft per unit/lot

Max Units (No Density Bonus): 6



Old Fire Station #24	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:	0%	100%	0%	40% - 80%	50%	50%	50%
% Proceeds to AHTF:	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Land Use:							
Funds Generated to AHTF	\$0	\$1,250,000	\$0	\$500,000	\$625,000	\$625,000	\$625,000
Land Sale Proceeds for Other City Purposes	\$1,250,000	\$0	\$1,250,000	\$750,000	\$625,000	\$625,000	\$625,000
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net AHTF Funding Generated/(Subsidy Required)	\$0	\$1,250,000	\$0	\$500,000	\$625,000	\$625,000	\$625,000
Units Created							
Market-Rate On City Land	0	0	0	0	0	0	0
BMR On City Land	0	0	0	0	0	0	0
BMR Offsite (Funded)	0	10	0	4	5	5	5
Total BMR as % of All Units	N/A	100%	N/A	100%	100%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Old Fire Station #24	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	0.8 5
A) Geo Equity Ownership Project: Homeownership Rate %	87.8 0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Montclair Elem is blue 5
D) Proximity to public transportation	within .2 miles of V and 33 bus lines, though nothing else 5
E) Proximity to grocery or drug store	.1 mile to Lucky Supermarket 5
Total Location Score: Rental Project (Out of 20)	20
Total Location Score: Ownership Project (Out of 20)	15

Proposed Use: Commercial

Affordable Housing Concentration Ranking

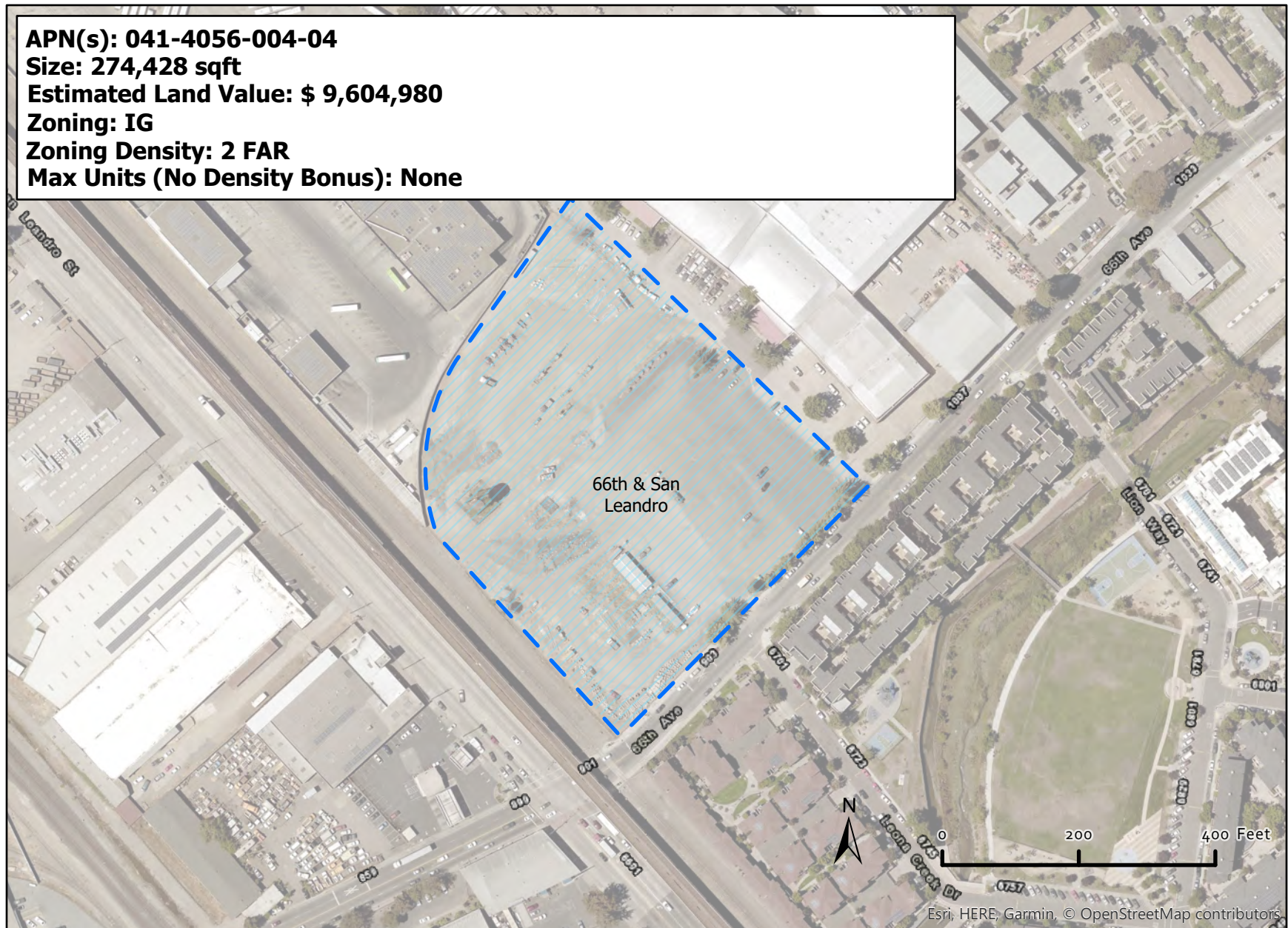
Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4045.02	0.00%	59	0.38%	59	5.79%	7.84%

Background: The historic Montclair Fire House was developed by the City of Oakland in 1927. It has been vacant since a determination in 1980 that the seismic stability of the structure was inconsistent with its occupancy as a fire station. The Hayward Fault appears to cross the property in north/south direction running beneath the existing former fire station. Any new use of the building would need to comply with seismic regulations. The site is further constrained by upslope topography, from west to east, directly off the Moraga Avenue. Also, in 1980 the building was designated by the City of Oakland as a local landmark.

Rationale: Although the site's low-density zoning (RH-4: Hillside Residential) would allow for a maximum of 6 residential units on site, the limited development footprint of this site prevents significant production of housing. Staff estimates that no more than 3 units of housing would be feasible, if any at all. It should be noted that the Oakland Building Code (15.20.050(B)(2)) says that you cannot build structures for "human occupancy" within 50 feet of a fault line. Staff estimates \$500,000 in land sale proceeds and impact fees could be generated from sale of this site for the AHTF to support approximately 4 LIHTC units off-site. Lastly, a commercial development on site would promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$66,000 in the first full year.


66th & San Leandro

APN(s): 041-4056-004-04
Size: 274,428 sqft
Estimated Land Value: \$ 9,604,980
Zoning: IG
Zoning Density: 2 FAR
Max Units (No Density Bonus): None



66th & San Leandro	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:	0%	100%	0%	40% - 80%	50%	50%	50%
% Proceeds to AHTF:	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Land Use:	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Funds Generated to AHTF	\$1,496,568	\$11,101,548	\$1,496,568	\$5,338,560	\$3,829,206	\$3,829,206	\$3,829,206
Land Sale Proceeds for Other City Purposes	\$9,604,980	\$0	\$9,604,980	\$5,762,988	\$2,332,638	\$2,332,638	\$7,272,342
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net AHTF Funding Generated/(Subsidy Required)	\$1,496,568	\$11,101,548	\$1,496,568	\$5,338,560	\$3,829,206	\$3,829,206	\$3,829,206
Units Created							
Market-Rate On City Land	0	0	0	0	0	0	0
BMR On City Land	0	0	0	0	0	0	0
BMR Offsite (Funded)	12	89	12	43	31	31	31
Total BMR as % of All Units	100%	100%	100%	100%	100%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

66th & San Leandro	NOFA Location Score (0 to 5)												
NOFA Criteria	Notes												
A) Geo Equity Rental Project: Poverty Rate %	33.9 0												
A) Geo Equity Ownership Project: Homeownership Rate %	16 5												
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	0												
 <table border="1"> <thead> <tr> <th>Color</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>4</td> </tr> <tr> <td>Green</td> <td>3</td> </tr> <tr> <td>Yellow</td> <td>2</td> </tr> <tr> <td>Orange</td> <td>1</td> </tr> <tr> <td>Red</td> <td>0</td> </tr> </tbody> </table>	Color	Score	Blue	4	Green	3	Yellow	2	Orange	1	Red	0	Futures Elem and Community United Elem are red
Color	Score												
Blue	4												
Green	3												
Yellow	2												
Orange	1												
Red	0												
D) Proximity to public transportation	.1 mile to 98 and 45 bus lines 5												
E) Proximity to grocery or drug store	None within 1/4 mile, Food Town within 1/2 mile 1												
Total Location Score: Rental Project (Out of 20)	6												
Total Location Score: Ownership Project (Out of 20)	11												

Proposed Use: A commercial/industrial use or retained for City use.

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4088	40.66%	7	45.35%	3	5.79%	7.84%

Rationale: Housing is not being recommended because the site's IG zoning is for general industrial development and does not allow housing. Instead, a commercial development on the site would be consistent with the intent of the General Plan, the Coliseum Project Area Redevelopment Plan, and the Redevelopment Agency's original intent when the property was first acquired, which is to redevelop the site for economic development purposes. Staff estimates \$5.3 million in land sale proceeds and impact fees could provide enough funding into the AHTF for approximately 43 LIHTC units off-site.

A Market Analysis and Feasibility Study for the site prepared by Hausrath Economics Group (November 1, 2016), states "that the highest and best use of the site is industrial development. There is a strong demand for high quality large warehouse distribution and logistics space in the Bay Area and Oakland. The industrial use of the property would retain the already limited land supply in Oakland and support the growth of industrial activities that contribute economic diversity to the City's economy".

It should be noted that the Oakland Fire Department has expressed interest in using the site for: (a) a new Fire Training Facility, (b) a new Fire Station (to replace Fire Station 29 located on 66th Avenue), and (c) the Urban Search and Rescue Center, who would be a tenant and pay a lease amount to the City for the use of the property; however, the feasibility and timing of this alternate proposal has not been fully analyzed.



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 JUN 15 AM 10:01

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Mark Sawicki
Director, EWD

SUBJECT: SUPPLEMENTAL - City Real Property
Disposition and Development Strategy
and Policy

DATE: June 13, 2018

City Administrator Approval

Date:

6/15/18

RECOMMENDATION

Receive A Report On The Public Lands Policy Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A City Public Lands Policy And/Or Strategy.

REASON FOR SUPPLEMENTAL

The Oakland Citywide Anti-Displacement Network¹ ("Citywide Network" or "CWN") submitted an updated version of their proposal titled: A People's Proposal - A Visionary Approach to Using Public Land for Public Good in Oakland, dated June 11, 2018 (**Attachment A**). This new proposal ("CWN June Proposal") was provided after the initial staff report was submitted and there was not enough time to rewrite the initial report and update all the analysis in it, so this supplemental report was produced instead. However, the CWN June Proposal would effectively produce the same results, in terms of units produced and subsidy requirements, as the all affordable "book-end" scenario staff analyzed in the initial report.

The key housing provisions in the CWN June Proposal and how they compare to CWN's April Proposal and staff's proposed Public Lands Strategy (PLS) are summarized in **Table 1** below:

¹ The subcommittee of the Citywide Network includes the Building & Construction Trades Council of Alameda County, Communities for a Better Environment (CBE), East 12th Coalition, East Bay Alliance for a Sustainable Economy (EBASE), East Bay Housing Organizations (EBHO), East Oakland Black Cultural Zone, and Public Advocates

Item: _____
CED Committee
June 26, 2018

Table 1: Comparison of Key Housing Provisions of CWN Proposals and Staff's PLS

	CWN April Proposal ("Fixed" and "Flexible")	CWN June Proposal ("All Affordable")	Staff's Public Lands Strategy
% Affordable Per Site:	100% affordable is a priority on all sites where zoning allows housing. Exception: 15% minimum affordability allowed per project if in lieu fees equivalent to 40% affordability per project are paid to AHTF	100% affordable is required on all sites where zoning allows housing. Exception: if project is over 300 units, 25% minimum affordability allowed	100% affordable on majority of sites where zoning allows housing
Affordability Level Requirement:	(1) at least 5% of total units must be affordable at or below 30% AMI (to extremely-low); (2) at least 10% of total units must be affordable at or below 60% AMI (to very-low and low); and (3) no more than 10% of affordable units may be between 81 and 120% of AMI (moderate).	(1) all units for extremely-low (30% AMI), very-low (50% AMI), low- (80% AMI), and moderate-income (120% AMI) households; and (2) no more than 10% of affordable units may be for moderate-income households.	On average at or below 80% of AMI (low-income)
In-Lieu Fee Payment Option:	Yes for housing projects that only meet the minimum 15% affordability	No	No
Minimum % Affordable Portfolio-Wide:	40%	(1) 20% to Extremely low-income households; and (2) 20% to Supportive Housing. (These two may overlap)	20% at an average of 80% of AMI (low-income)
Net Land Sale Proceeds Set-Aside for AHTF:	50%	50%	40% , except 80% if market rate residential

Staff's PLS proposal and the CWN June Proposal are in general agreement on a number of other housing and other policies (as reflected in staff's draft Resolution proposed for City Council consideration), including:

- requiring a community visioning process prior to issuing an RFP on a development site;
- requiring an open and competitive RFP process for disposing of development sites;
- giving priority to affordable units serving households at the lowest income levels and serving special needs populations such as homeless people or people with disabilities;
- giving priority to family-sized housing units;
- prohibiting developers from asserting or selling condominium conversion rights;
- giving preference to displaced tenants, and neighborhood and Oakland residents/workers, for affordable housing units;
- requiring fair chance policies (ban the box) in tenant selection for affordable housing units;
- requiring compliance with fair chance laws for employees on projects developed on City land;
- giving preference for leases over sales, per current City policy;
- allowing for discounted conveyances of land to affordable housing developers;
- giving priority for projects that provide access to fresh food, health services and affordable childcare;

Item: _____
 CED Committee
 June 26, 2018

- prohibiting discrimination/harassment of tenants or employees based on immigration status; and
- requiring projects on City land to comply with green building standards.

The CWN June proposal in effect limits the City's 20 identified development sites to 100% affordable projects whenever zoning allows housing. There is an exception for projects with over 300 units to allow 25% minimum affordability, but this size of project can only be reached on a couple of downtown sites zoned for high density and would require projects to be built as high-rise. However, because affordable units are so much cheaper to build in a low-rise than in all affordable projects (and leveraged with Federal and State funds) than as inclusionary units in high-rise projects, it would not make economic sense to build to the high densities allowed with a 25% inclusionary requirement.

A high-rise project becomes infeasible if 25% of the units are required to be affordable to extremely low-, very low-, and low-income households, even when the City contributes the land. This is explained in further detail in staff's initial report. Basically, the infeasibility is due to a much higher per unit cost to build high-rise compared to low-rise, as well as a much higher per unit local subsidy requirement to build high-rise compared to low-rise. For example, even with Low Income Housing Tax Credits (LIHTC), bond financing and other governmental programs, it costs roughly \$297,000 in City subsidies to build an inclusionary unit in a high-rise building versus \$125,000 in City subsidies to build in a 100% affordable low-rise building. But it is unlikely that those programs would make funding awards to a high-rise because of the high development cost per unit.

For comparison with the proposed PLS, staff modeled the possible affordable housing outcomes under the CWN June Proposal and the detailed results are shown in **Attachment B**. Since subsidizing high-cost high-rise units would not be a prudent expenditure of limited AHTF funding, staff projects that under the CWN June Proposal, all but two of the projects on the 20 identified development sites would become low-rise, 100% affordable projects. **Table 2** below shows the projected affordable housing and fiscal outcomes under staff's PLS and the CWN June Proposal.

Table 2: Affordable Housing Outcomes When Proposals are Applied to 20 Sites

	Staff's PLS Strategy	CWN June Proposal
# Sites Designated for 100% Affordable Housing	14	18
# Sites Designated for Market-Rate Residential	1	0
# Sites Designated for Commercial	5	2
Total Sale Proceeds Generated	\$51M	\$11M
Net Proceeds to GPF/Redevelopment Funds	\$26M	\$8M
Fiscal Benefits NPV	\$96M	\$7M
Gross AHTF Funds Generated (incl. fees)	\$44M	\$4M
Total Units Produced	1,238	1,080
Market Rate Units	492	0
Affordable Units	746	1,080
% Affordable	60%	100%
Commercial/Office Sqft	1,420,341	294,428
(Additional City Subsidy Needed)	(\$32M)	(\$115M)
<i>Estimated Years to Fund</i>	<i>3-4 years</i>	<i>10-14 years</i>

Effectively, the main difference between the two proposals is that the CWN June Proposal would produce 334 more affordable units but require \$83 million more in additional City subsidies and 10 more years to fund. Again, the impact of the CWN June Proposal mirrors that of the all affordable “book-end” scenario analyzed in the initial staff report. This high marginal cost to produce these affordable units is due to using high-value, high-density Downtown land for low-density affordable housing. In addition, compared to staff’s PLS, the CWN June Proposal comes at the cost of 492 market rate housing units that would not be developed to help reduce the region’s housing shortage; over 1 million square feet of commercial/office space that would not be developed to promote economic development; and \$18 million in one-time upfront funds as well as millions more (estimated at a 30-year net present value of \$89 million) in ongoing tax revenue streams that would not be generated for other City purposes.

Again, staff’s proposed PLS is able to optimize the number of affordable units at the lowest subsidy cost per unit by allowing 100% affordable housing projects to be subsidized through the high value received from six select market rate development sites. Staff’s proposed PLS balances the need to produce affordable housing quickly with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Staff recommends that the City Council receive this report, and direct the City Administrator to prepare and return to Council with the necessary legislation to implement a public lands strategy and policies consistent with staff recommendations. The adoption of such legislation will allow staff to begin a community engagement process for disposition and development of the 20 City real property sites identified in this report.

ACTION REQUESTED OF THE CITY COUNCIL

Receive A Report On The Public Lands Policy Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A City Public Lands Policy And/Or Strategy.

For questions regarding this report, please contact Mark Sawicki, Director of Economic & Workforce Development, at 510.238.2992.

Respectfully submitted,



MARK SAWICKI
Director, Economic & Workforce
Development Department

Reviewed by:
Patrick Lane, Division Manager
Public/Private Development Division

Prepared by:
Hui-Chang Li, Urban Economic Analyst IV
Eric Simundza, Urban Economic Analyst II
Public/Private Development Division

Attachments (2):

- A. CWN June Proposal
- B. Summary Table of Affordable Housing Outcomes Under CWN June Proposal

Item: _____
CED Committee
June 26, 2018



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 JUN 21 PM 2:04

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Mark Sawicki
Director, EWD

SUBJECT: SUPPLEMENTAL - City Real Property
Disposition and Development Strategy
and Policy

DATE: June 20, 2018

City Administrator Approval

Date:

6/21/18

RECOMMENDATION

Receive A Report On The Public Lands Policy Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A City Public Lands Policy And/Or Strategy.

REASON FOR SUPPLEMENTAL

A policy proposal was submitted by Councilmembers Guillen and Kaplan after publication of staff's original staff report. This supplemental report was produced to show a side-by-side comparison of the Guillen/Kaplan proposal and staff's proposed Public Lands Strategy (PLS) as well as the projected affordable housing outcomes of each proposal.

Analysis of Alternative Proposals

Staff analysis focuses on four key differences between the two proposals.

The Guillen/Kaplan proposal requires:

- 1) a minimum 15% onsite requirement for affordable housing on each City Real Property and an average of 50% affordability across all sites;
- 2) 100% of net land sale proceeds go into the Affordable Housing Trust Fund (AHTF);
- 3) a standing Community Advisory Committee (CAC); and
- 4) a Project Labor Agreement (PLA) (for projects on City land that either include 80 or more housing units or have estimated construction cost of at least \$40 million) as well as compliance with the City's local employment and contracting requirements.

Staff's proposed PLS:

- 1) does not have a minimum onsite requirement for each property but could achieve 60% of units affordable among 20 currently identified properties and sets an ongoing 20% minimum portfolio-wide;
- 2) requires either a 40% set-aside of net land sale proceeds to the AHTF, or 80% if market-rate residential;

Item: _____
CED Committee
June 26, 2018

- 3) does not recommend a standing CAC (but does recommend an iterative transparent process for increased community engagement and transparency); and
- 4) does not add PLA and Small/Local Business Enterprise job policies due to significantly higher costs and equity concerns.

A detailed side-by-side comparison of the draft resolution proposed by Guillen/Kaplan and staff's draft resolution is summarized in **Attachment A**. All three proposals are in general agreement on a number of other housing and other policies including:

- requiring a community visioning process prior to issuing an RFP on a development site;
- requiring an open and competitive RFP process for disposing of development sites;
- giving priority to affordable units serving households at the lowest income levels and serving special needs populations such as homeless people or people with disabilities;
- giving priority to family-sized housing units;
- prohibiting developers from asserting or selling condominium conversion rights;
- giving preference to displaced tenants, and neighborhood and Oakland residents/workers, for affordable housing units;
- requiring fair chance policies (ban the box) in tenant selection for affordable housing units;
- requiring compliance with fair chance laws for employees on projects developed on City land;
- giving preference for leases over sales, per current City policy;
- allowing for discounted conveyances of land to affordable housing developers;
- giving priority for projects that provide access to fresh food, health services and affordable childcare;
- prohibiting discrimination/harassment of tenants or employees based on immigration status;
- requiring projects on City land to comply with green building standards. (Guillen/Kaplan proposal applies "Healthy Development Guidelines" policy); and
- compliance with California Surplus Land Act.

For comparison with staff's proposed PLS, staff modeled the possible affordable housing outcomes under the Guillen/Kaplan Proposal and the detailed results are shown in **Attachment B**. The Guillen/Kaplan Proposal is similar to what the Citywide Network proposed in April ("CWN Flexible") and would effectively produce the same results as the CWN Flexible proposal in terms of units produced and subsidy requirement. **Table 1** below shows the projected affordable housing and fiscal outcomes under staff's PLS, the CWN June Proposal, and the Kaplan/Guillen proposal for the City's 20 real property sites identified for disposition and development.

Table 1: Affordable Housing Outcomes When Proposals are Applied to 20 Sites

	Staff's PLS Strategy	CWN June Proposal ("People's Proposal")	Guillen/Kaplan Proposal
# Sites Designated for 100% Affordable Housing*	14	18	8
# Sites Designated for 15% BMR (80% AMI)*	0	0	10
# Sites Designated for Market-Rate Residential	1	0	0
# Sites Designated for Commercial	5	2	2
Total Units Produced	1,238	1,080	1,077
Market Rate Units	492	0	322
Affordable Units	746	1,080	755
% Affordable	60%	100%	70%
Commercial/Office Sqft	1,420,341	294,428	294,428
Total Sale Proceeds Generated	\$51M	\$6M	\$24M
Net Proceeds to GPF/Redevelopment Funds	\$26M	\$3M	\$0
Fiscal Benefits NPV	\$96M	\$7M	TBD
Gross AHTF Funds Generated (incl. fees)	\$44M	\$4M	\$34M
(Additional City Subsidy Needed)	(\$32M)	(\$115M)	(\$45M)
<i>Estimated Years to Fund Affordable Housing</i>	<i>3-4 years</i>	<i>10-14 years</i>	<i>4-6 years</i>

*Guillen/Kaplan proposal allows a mixture of 100% BMR and 15% BMR. Staff assumed a mix resulting in 70% BMR portfolio-wide.

ACTION REQUESTED OF THE CITY COUNCIL

Receive A Report On The Public Lands Policy Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A City Public Lands Policy And/Or Strategy.

For questions regarding this report, please contact Mark Sawicki, Director of Economic & Workforce Development, at 510.238.2992.

Respectfully submitted,



MARK SAWICKI
Director, Economic & Workforce
Development Department

Reviewed by:
Patrick Lane, Division Manager
Public/Private Development Division

Prepared by:
Hui-Chang Li, Urban Economic Analyst IV
Eric Simundza, Urban Economic Analyst II
Public/Private Development Division

Attachments (2):

- A. Comparison of Guillen/Kaplan proposed draft resolution and staff's proposed draft resolution
- B. Summary Table of Affordable Housing Outcomes Under the Guillen/Kaplan Proposal

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network
1	Scope of policy/strategy	Applies to all City real property (includes Coliseum)	Focus is on 20 identified development sites (excluding Coliseum). Certain policies to apply to all property dispositions going forward.
2	Advisory board	Yes, establish a standing Community Advisory Committee (CAC), representative of experts in and communities most impacted by shelter and housing, job and employment, and health and environment inequities. CAC shall reflect the racial, socioeconomic, gender, age, and ability diversity of most impacted communities. CAC's responsibilities: Provide recommendations to the City Council on property usage and priority project types based on community input, evaluate project proposals utilizing equity indicators, monitor implementation and outcomes of projects.	(1) All public sites - including former Redevelopment land, land owned jointly by City and another entity, land received from the state or federal government – that are offered for sale or lease. (2) SLA lot size minimum.
		No. Council's CED Committee serves the CAC role but strategy and community outreach meetings will add transparency and engagement opportunities.	Yes: Creation of a Community Advisory Committee (CAC) composed of City Council appointees, with seats reserved for residents most impacted by housing and economic insecurity.

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network
3	Determination of site potential and uses	1. Community engagement, notification feedback, and CAC recommendations to be included and inform proposals to Council 2. Staff to examine each site's potential for use for temporary shelter for the unsheltered and permanently affordable housing, and for zoning and parking requirement changes that may allow for additional housing density or affordable housing development feasibility.	Detailed site analysis already completed by staff and consultants for an initial portfolio of 20 development sites. 1) CAC to work with City Staff on determination of site uses. 2)Public land to be made available for temporary Safe Haven Homeless Encampments until disposition.
4	1a. Community meeting(s) to seek input from "the most impacted communities" (to be defined by staff).	1. Community meeting(s) to seek stakeholder input.	1a) Community visioning process on each site to inform RFP.
5	1b. Staff makes recommendation(s) on site use to CAC.		1b) CAC to work with City Staff on determination of site uses.

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network
6	Community involvement	2. Staff and CAC recommends site use to Council before release of RFP.	2. Staff recommends Council either confirm or change the land use initially designated in the Strategy before release of RFP.
			2(a) CAC provides recommendations prior to final decision on a Request for Proposal, evaluates proposals, and performs ongoing oversight on implementation and development.
			2(b) CAC determines "priority entities" for competitive process.
			2(c) Notification to priority entities prior to sale or lease of public properties, followed by 60-day window for priority entities to submit proposals and 90-day good faith negotiation period (SLA requirements).
7		3. Per Council direction on allowed use, staff releases RFP.	3. Per Council direction on allowed use, staff releases RFP.
8		4. CAC evaluates project proposals utilizing equity indicators developed by staff.	4. Selection panel, including community member, makes recommendation on which developer/project gets ENA.
9		5. Staff recommends developer and project to Council for ENA. Council has final decision on ENA.	5. Staff recommends developer and project to Council for ENA. Council has final decision on ENA.

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network
10	Transparency of information	Public Lands Strategy and detailed analysis on properties to be made available on City website.	Every 18 months, City must work with CAC to evaluate progress on jobs and housing outcomes.
11			
12			
13	Ongoing reporting	When additional properties over 5,000 SF become available, staff to perform detailed site analysis and seek community stakeholder input. City Administrator may recommend that property be add to the adopted Strategy. Council may add property to the Strategy and designate intended development use.	CAC plays ongoing oversight role through development process.
14			

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network	
15	On-site affordable housing	100% affordable a <u>priority</u> on all sites where zoning allows housing. <u>30% onsite requirement</u> . Exception: 15% minimum affordability allowed per project if in lieu fees equivalent to 30% affordability per project are paid to AHTF.	100% affordable <u>a priority on majority</u> of sites where zoning allows housing. Exception: some carefully selected sites allowed to be designated for market-rate development in order to generate funds for AHTF for the 100% affordable sites.	1. 100% affordability required on projects under 300 units at low-, very low-, and extremely low-income rent levels, with up to 10% for moderate income. 2. For projects over 300 units, 25% of units must be affordable.
16	Affordability level	80% of AMI or below.	Average of 80% of AMI or below portfolio-wide.	1. At least 20% of units portfolio-wide must be affordable to extremely low-income households (income less than 30% of AMI). 2. At least 20% of units must be reserved as supportive housing for people with disabilities or were formerly unhoused.
17	In-lieu fee option	Yes, for housing projects that only meet the minimum 15% affordability	No. However, housing impact fees will still apply, and 80% of proceeds from market rate residential will be deposited in AHTF.	No.
18	Minimum % affordable portfolio-wide	50%	20%. Strategy projects up to 60% of units portfolio-wide will be affordable.	No portfolio-wide minimum, see above requirements.

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network
19	Net sale proceeds set-aside for AHTF	100%	40%, except 80% if market rate residential
20	Evaluation criteria for affordable housing proposals:	Consistent with the City's Housing & Community Development Department's Notice of Funding Availability (NOFA) guidelines, priority consideration for projects with: (1) deepest level of affordability; (2) longest affordable term; (3) family-sized units; (4) units for special needs populations with supportive services; (5) demonstrated economic feasibility and access to adequate funding; and (6) most efficient use of City affordable housing subsidy funds.	1) 50% of net proceeds from public land sale or lease to AHTF. 2(a) 50% of proceeds to a "Community Fund" to be used for youth programs, green businesses, education, job placement, and other services. 2(b) Proceeds may not be used to support Oakland Police Department.
			1) Prohibit tenant discrimination, follow "ban the box" principles, and give preference to displaced and local residents in tenant selection. 2) Project selection must prioritize proposals from non-profit or mission-driven organizations and community ownership. 3) See "People's Proposal" for additional selection criteria.

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network
21	<p>Jobs and Hiring</p>	<p><i>[Per existing policy, projects that receive City subsidy must comply with City's Small/Local Enterprise job policies. No new S/LBE policy recommended by staff.]</i></p> <p><i>[PLA not required under current City policy. No new PLA policy recommended by staff]</i></p>	<p>1. Implement Ban the Box on hiring.</p> <p>2. Targeted hire for both construction jobs (following Oakland Army Base policy) and ongoing operations jobs.</p> <p>3. For operations jobs, 50% of total work hours performed by Oakland residents and 25% by disadvantaged works. Prioritize relevant union hiring hall, West Oakland Jobs Resource Center, and other hiring sources.</p> <p>4. Prohibition of E-Verify and collaboration with ICE.</p> <p>5. Require labor peace agreements for both construction and operations jobs. Construction job guidelines based on Alameda County Measure A1 Project Labor Agreement policy and must apply to all 100% affordable developments. Market-rate and mixed-income projects must include private project labor agreements negotiated with Alameda County Building Trades Council.</p>
22			

Attachment A. Comparison of Guillen/Kaplan Proposed Draft Resolution, Staff's Proposed Draft Resolution, and CWN Proposed Policy

	Guillen/Kaplan Proposal	Staff Public Lands Strategy	Citywide Anti-Displacement Network
23	Health, Environment, and Community Amenities Apply the relevant Healthy Development Guidelines policies to City property projects, including but not limited to: Environmental Health, Economic Opportunity, Culture, Community and Safety, Healthy Food, Transportation, Housing, Recreation and Active Design.	1. Give priority to projects that provide access to fresh food, health services, and affordable childcare. 2. Require all new development on City land to comply with environmental standards in the City's green building ordinance	1. Require health and safety standards including tree planting, landscaping setbacks, consideration for renewable energy infrastructure and access to healthy food, and efforts to mitigate against industrial processes. 2. Projects must comply with Healthy Development Guidelines.
24	Priority to Lease 1. Consistent with Resolution No. 85324 C.M.S., the City must first make good faith efforts to lease City property 2. If lease is not feasible, then the staff shall submit a written justification to the City Council and CAC with an analysis that explains why the parcel is recommended for sale rather than lease in a staff report	Staff will continue to follow Resolution 85324 C.M.S., as it has been.	The City must make good faith efforts to lease the land and if sale is preferred, the City must provide a written justification to the CAC about why land is recommended for sale rather than lease.

See Staff Report from EWD Director Mark Sawicki dated June 11, 2018 for more details, accessible at:

<http://oakland.legistar.com/gateway.aspx?M=F&ID=58dcc7b6-339e-4d0c-ac32-b2bb9fb40070.pdf>

See CWN's "A People's Proposal" for more details, accessible at: <http://oakland.legistar.com/gateway.aspx?M=F&ID=986e9f67-24ef-4a34-b7ab-463fddb0da9.pdf>

See CM Guillen and CM Kaplan Report "Establishing a Public Land Policy for the Public Good" for more details, accessible at:

<http://oakland.legistar.com/gateway.aspx?M=F&ID=42034805-43f7-4a67-a5a1-8968fa6dcab4.pdf>

Attachment B: Summary Table of Affordable Housing Outcomes Under Guillen/Kaplan Proposal

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]	[M]
	Project Program				Land Value		Local Hire and PLA			Impact/In Lieu Fees		Net Funding	
Site	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Land Value (Adjusted for Aff. Housing Impact Fee)	BMR Housing Value Impact [1] [B] x [a] or [b]	Local Hire	PLA	= Gross Land Proceeds to/Subsidy Required from AHTF	+ Jobs/Housing Impact Fee	+ In Lieu Fees	= Net AHTF Funding Generated/ Subsidy Required	+ Funds Available for Other City Purposes

GUILLEN/KAPLAN PROPOSAL

BMR Housing (LIHTC)

Wood Street	147,081	292	-	-	\$11.8M	(\$29.7M)	-	(\$4.8M)	(\$34.5M)	-	-	(\$34.5M)	-
Piedmont Ave/Howe St Parking	43,532	97	-	-	\$15.2M	(\$9.9M)	-	(\$1.6M)	(\$11.5M)	-	-	(\$11.5M)	-
27th & Foothill	22,581	51	-	-	\$1.0M	(\$5.2M)	-	-	(\$5.2M)	-	-	(\$5.2M)	-
36th & Foothill	34,164	76	-	-	\$1.5M	(\$7.7M)	-	-	(\$7.7M)	-	-	(\$7.7M)	-
8280 & 8296 MacArthur	12,720	8	-	-	\$0.8M	(\$0.8M)	-	-	(\$0.8M)	-	-	(\$0.8M)	-
10451 MacArthur	23,000	52	-	-	\$1.0M	(\$5.3M)	-	-	(\$5.3M)	-	-	(\$5.3M)	-
Barcelona Site (Oak Knoll)	205,337	23	-	-	\$2.6M	(\$2.3M)	-	-	(\$2.3M)	-	-	(\$2.3M)	-
1800 San Pablo	44,347	99	-	-	\$12.2M	(\$10.1M)	-	(\$1.6M)	(\$11.7M)	-	-	(\$11.7M)	-
Subtotal 100% BMR Housing	532,762	698	-	-	\$46.2M	(\$71.0M)	-	(\$8.0M)	(\$79.0M)	-	-	(\$79.0M)	-

15% @ CWN Tiers

Rotunda Garage Remainder	6,697	4	21	-	\$1.8M	(\$0.9M)	-	-	\$0.3M	-	\$0.6M	\$0.9M	-
MLK Sites	9,125	3	18	-	\$1.4M	(\$0.7M)	-	-	\$0.2M	-	\$0.5M	\$0.7M	-
Miller Library Site	11,969	1	8	-	\$1.2M	(\$0.2M)	-	-	\$0.7M	-	\$0.2M	\$0.9M	-
73rd & International	5,435	2	11	-	\$0.5M	(\$0.4M)	-	-	-	-	\$0.1M	\$0.1M	-
Clara & Edes	26,311	5	25	-	\$1.4M	(\$1.1M)	-	-	-	-	\$0.2M	\$0.2M	-
Golf Links Road	32,038	6	34	-	\$1.7M	(\$1.3M)	-	-	-	-	\$0.3M	\$0.3M	-
98th & Stearns	20,614	1	5	-	\$1.9M	(\$0.2M)	-	-	\$1.5M	-	\$0.2M	\$1.7M	-
Clay St Garage	29,000	10	55	-	\$7.7M	(\$2.2M)	-	-	\$3.8M	-	\$1.7M	\$5.5M	-
1911 Telegraph	45,121	15	86	-	\$16.6M	(\$3.4M)	(\$1.7M)	(\$1.7M)	\$7.3M	-	\$2.6M	\$9.9M	-
Fire Alarm Bldg	31,031	10	59	-	\$8.3M	(\$2.2M)	-	-	\$4.3M	-	\$1.8M	\$6.0M	-
Subtotal 15% @ CWN Tiers	217,341	57	322	-	\$42.5M	(\$12.8M)	(\$1.7M)	(\$1.7M)	\$18.2M	-	\$8.2M	\$26.3M	-

Commercial/Office

Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	\$1.3M	-	-	\$1.3M	-
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	(\$2.5M)	(\$2.5M)	\$4.7M	\$1.5M	-	\$6.2M	-
Subtotal Commercial/Office	313,963	-	-	294,428	\$10.9M	-	(\$2.5M)	(\$2.5M)	\$5.9M	\$1.5M	-	\$7.4M	-

All Sites	1,064,066	755	322	294,428	\$99.5M	(\$83.8M)	(\$4.1M)	(\$12.1M)	(\$55.0M)	\$1.5M	\$8.2M	(\$45.3M)	-
------------------	------------------	------------	------------	----------------	----------------	------------------	-----------------	------------------	------------------	---------------	---------------	------------------	----------

Affordable Housing % of Total Units													70%
--	--	--	--	--	--	--	--	--	--	--	--	--	------------

Assumptions:

[a] LIHTC Housing Subsidy	\$101,752
[b] Affordable Housing Subsidy for Low-Rise	\$224,566
[c] Portion of Land Proceeds to AHTF	100%
[d] Low-Rise Construction Cost per Unit	\$328,000
[e] Local Hire Inflation	5%
[f] PLA Inflation	5%

Notes:

[1] For BMR housing (LIHTC), estimated at \$125,000 per unit less estimated acquisition cost per unit of \$23,248.



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2018 JUL 12 PM 5:37

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Mark Sawicki
Director, EWD

SUBJECT: SUPPLEMENTAL - City Real Property
Disposition and Development Strategy
and Policy

DATE: July 12, 2018

City Administrator Approval

Date:

7/12/18

RECOMMENDATION

Receive A Report On The Public Lands Policy Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A City Public Lands Policy And/Or Strategy.

REASON FOR SUPPLEMENTAL

In response to requests for the full backup data and analysis for staff's public lands strategy and policy recommendations, staff has posted the related documents and reports on the City's webpage: <https://www.oaklandca.gov/projects/public-lands-strategy-1>

Staff is additionally providing a table that better quantifies the range of the potential outcomes from the policy proposal submitted by Councilmembers Guillen and Kaplan. Staff had presented one static outcome based on a set of assumptions in order to illustrate a potential result of the policy. However, the actual policy proposed could result in a much wider range of outcomes, as shown in **Table 1**.

While the staff's proposed Public Lands Strategy (PLS) makes specific designations and recommendations for each parcel, the Councilmembers' proposal does not. As a result, staff has had to interpret the effect of their policy. Staff previously modeled the Councilmembers' proposal as a mix of 100% Below Market Rate (BMR) and inclusionary projects resulting in 70% BMR on average for the 20 sites. However, that is just one outcome of a possible range; this average could be as low as 50% BMR, or as high as 100% BMR.

Another equally possible outcome of the Councilmembers' proposal is a scenario in which 60% of housing units across the 20 sites are affordable, which is the same percentage of affordable units achieved by staff's PLS. Under this outcome, which allows for a more direct comparison to staff's PLS, the Councilmembers' proposal would result in a greater subsidy requirement, less funds for other City purposes, and not only fewer BMR units, but BMR units that are on average less deeply affordable.

Item: _____
CED Committee
July 17, 2018

Table 1: Affordable Housing Production Outcomes/Costs for 20 Sites

	Guillen/ Kaplan (60% BMR)	Staff Strategy (60% BMR)	Guillen/ Kaplan (70% BMR)	CWN June Proposal (100% BMR)
# Sites Designated for 100% Affordable Housing*	6	14	8	18
# Sites Designated for 15% BMR (80% AMI)*	12	0	10	0
# Sites Designated for Market-Rate Res/Comm.	2	6	2	2
Total Sale Proceeds Generated	\$24M	\$51M	\$24M	\$6M
Net Proceeds to GPF/Redevelopment Funds	\$0	\$26M	\$0	\$3M
Gross AHTF Funds Generated (incl. fees)	\$34M	\$44M	\$34M	\$4M
Total Units Produced	1,077	1,238	1,077	1,080
Market Rate Units	430	492	322	0
Affordable Units	647	746	755	1,080
% Affordable	60%	60%	70%	100%
Commercial/Office Sqft	294,428	1,420,341	294,428	294,428
(Additional City Subsidy Needed)	(\$33M)	(\$32M)	(\$45M)	(\$115M)
<i>Estimated Years to Fund</i>	<i>3-4 years</i>	<i>3-4 years</i>	<i>4-6 years</i>	<i>10-14 years</i>
Total Net City Fund Impact (AHTF + Other)	(\$33M)	(\$6M)	(\$45M)	(\$112M)

*Guillen/Kaplan proposal allows some affordable units to be 100% BMR and others 15% BMR, though does not specify which.

ACTION REQUESTED OF THE CITY COUNCIL

Receive A Report On The Public Lands Policy Process And Analysis To Inform Council Direction To Prepare Legislation To Implement A City Public Lands Policy And/Or Strategy.

For questions regarding this report, please contact Mark Sawicki, Director of Economic & Workforce Development, at 510.238.2992.

Respectfully submitted,



MARK SAWICKI
Director, Economic & Workforce
Development Department

Item: _____
CED Committee
July 17, 2018